

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 999

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$165,600	\$204,400	\$370,000	\$424,100	87.2%	14.03%
2007 Value	\$185,700	\$230,100	\$415,800	\$424,100	98.0%	13.89%
Change	+\$20,100	+\$25,700	+\$45,800		+10.8%	-0.14%
% Change	+12.1%	+12.6%	+12.4%		+12.4%	-1.00%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.14% and -1.00% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$175,000	\$198,400	\$373,400
2007 Value	\$196,300	\$225,200	\$421,500
Percent Change	+12.2%	+13.5%	+12.9%

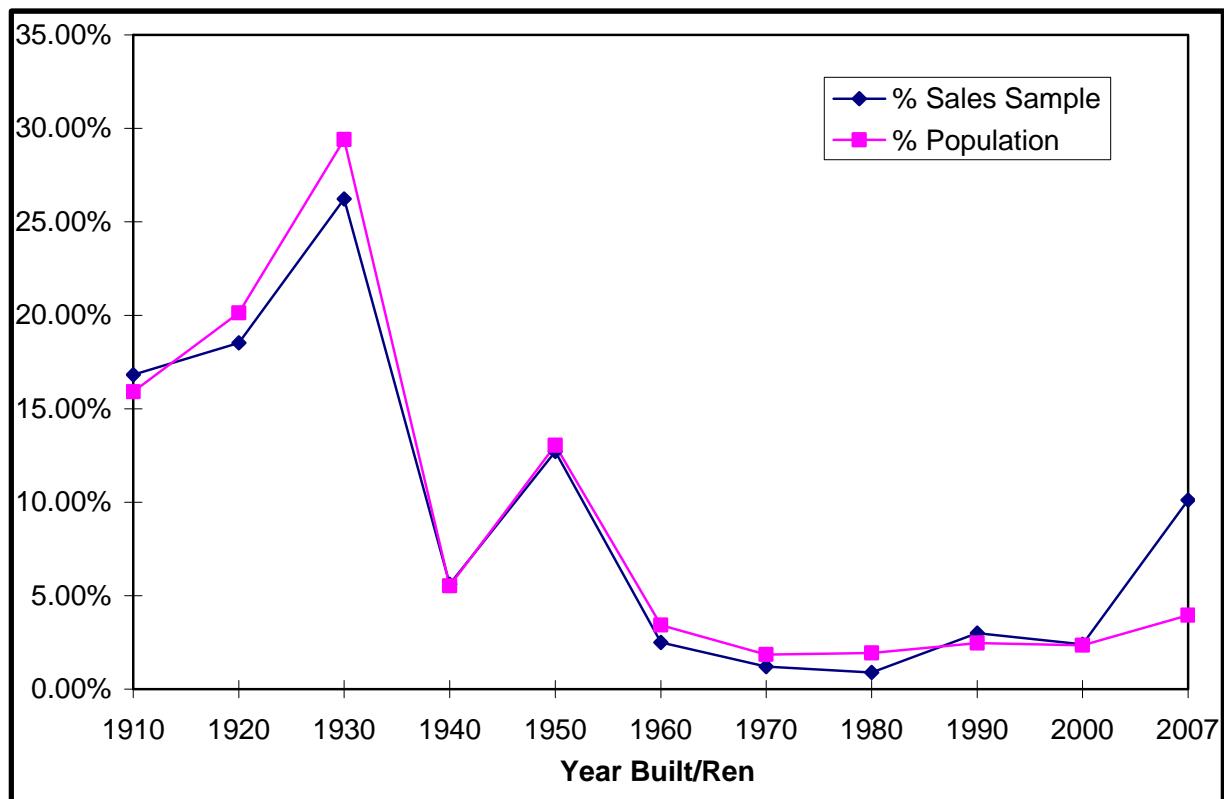
Number of one to three unit residences in the Population: 5,595

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 9 or 10 homes built or renovated after 1999 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Houses built or renovated between 1960 and 1979 were at a lower assessment level and were adjusted upward more than others. Homes with less than 800 square feet of living area were also at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

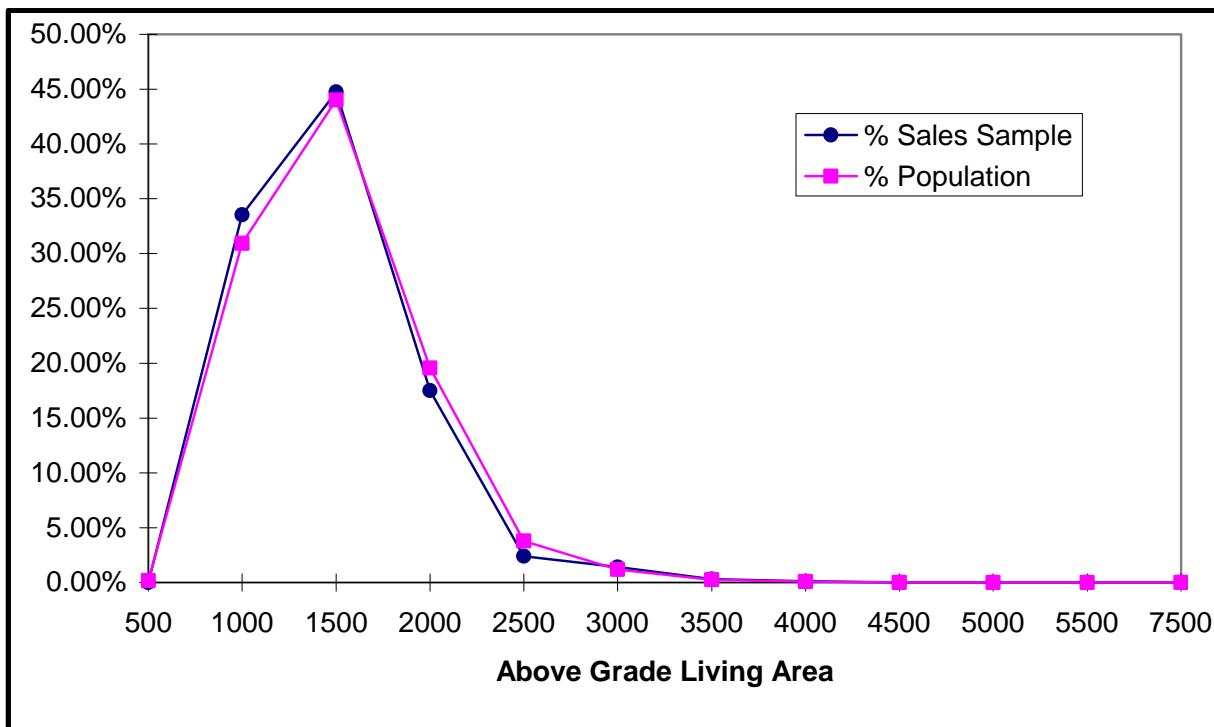
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	168	16.82%	1910	890	15.91%
1920	185	18.52%	1920	1126	20.13%
1930	262	26.23%	1930	1645	29.40%
1940	56	5.61%	1940	309	5.52%
1950	127	12.71%	1950	730	13.05%
1960	25	2.50%	1960	192	3.43%
1970	12	1.20%	1970	104	1.86%
1980	9	0.90%	1980	108	1.93%
1990	30	3.00%	1990	138	2.47%
2000	24	2.40%	2000	132	2.36%
2007	101	10.11%	2007	221	3.95%
	999			5595	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

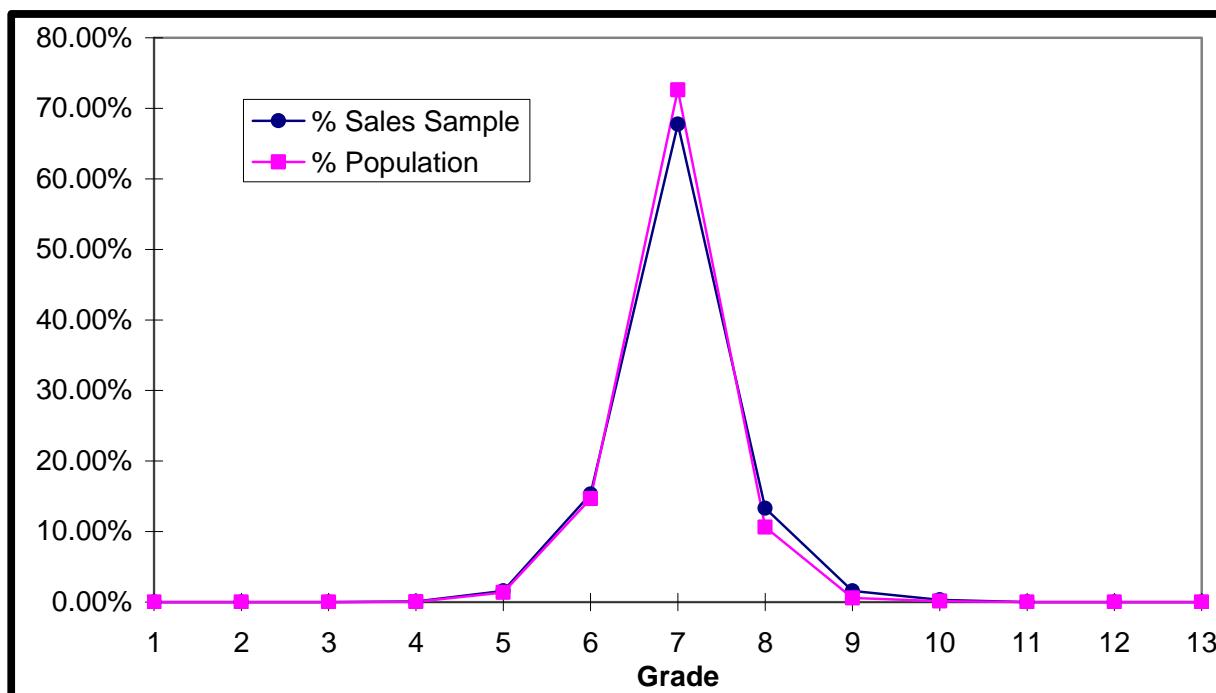
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	9	0.16%
1000	335	33.53%	1000	1732	30.96%
1500	447	44.74%	1500	2462	44.00%
2000	175	17.52%	2000	1095	19.57%
2500	24	2.40%	2500	211	3.77%
3000	14	1.40%	3000	67	1.20%
3500	3	0.30%	3500	15	0.27%
4000	1	0.10%	4000	4	0.07%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	999			5595	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

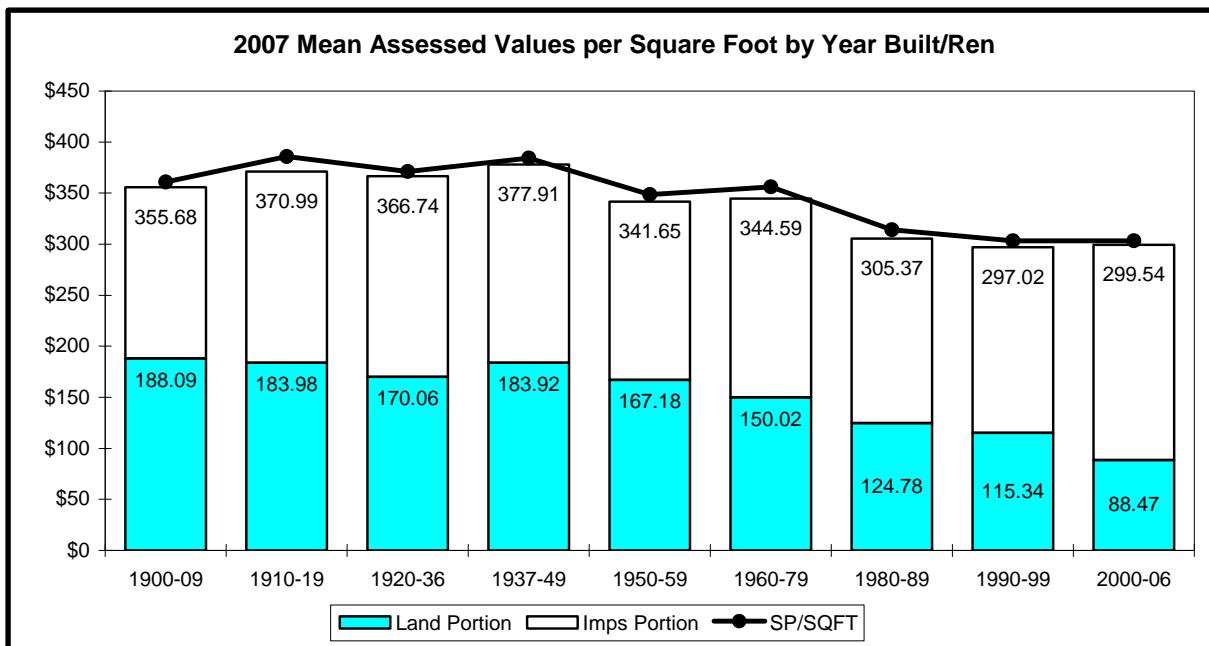
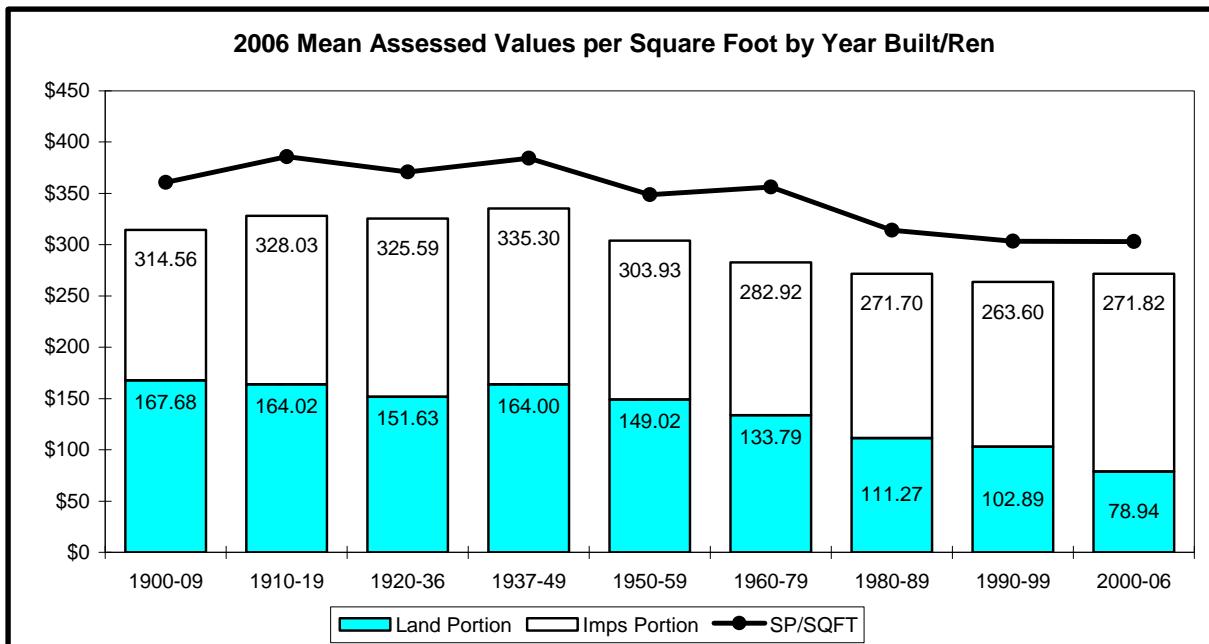
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.10%	4	2	0.04%
5	16	1.60%	5	76	1.36%
6	153	15.32%	6	821	14.67%
7	677	67.77%	7	4063	72.62%
8	133	13.31%	8	595	10.63%
9	16	1.60%	9	31	0.55%
10	3	0.30%	10	7	0.13%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	999			5595	



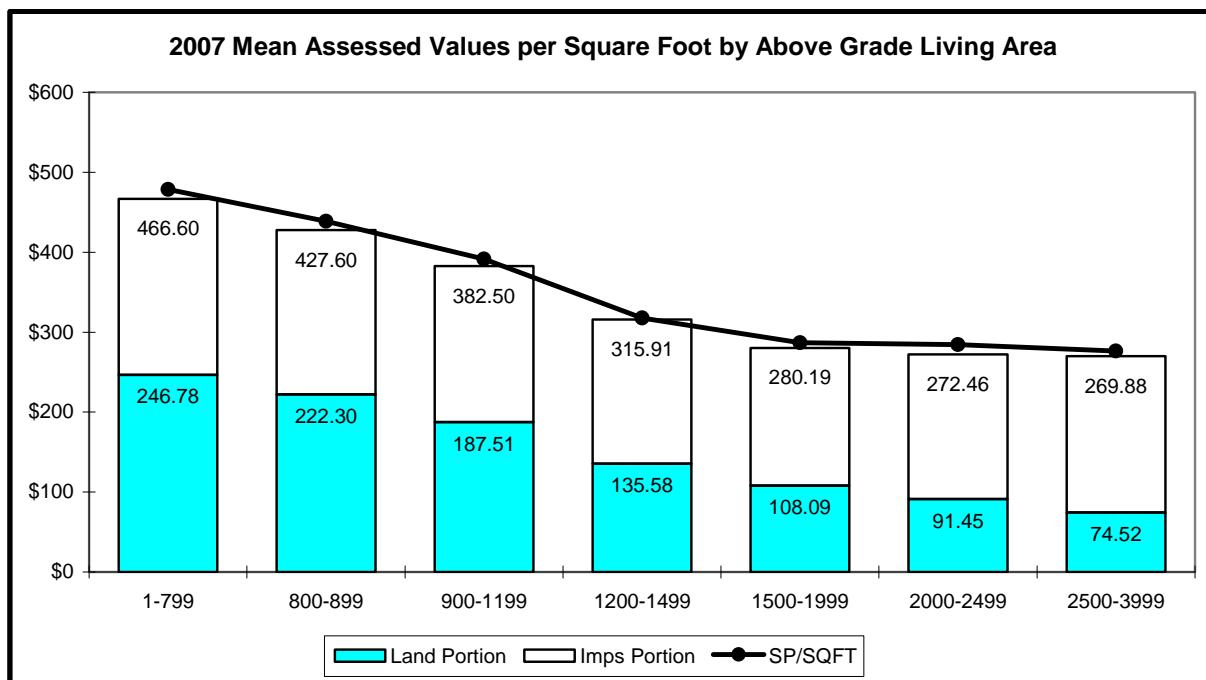
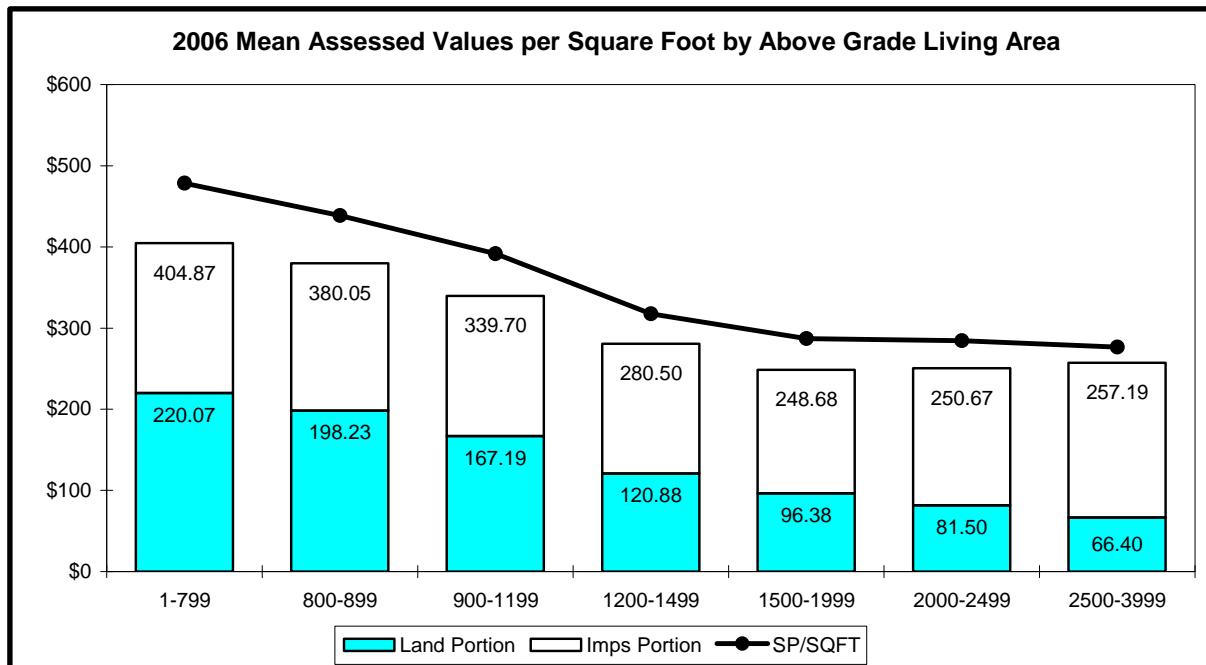
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



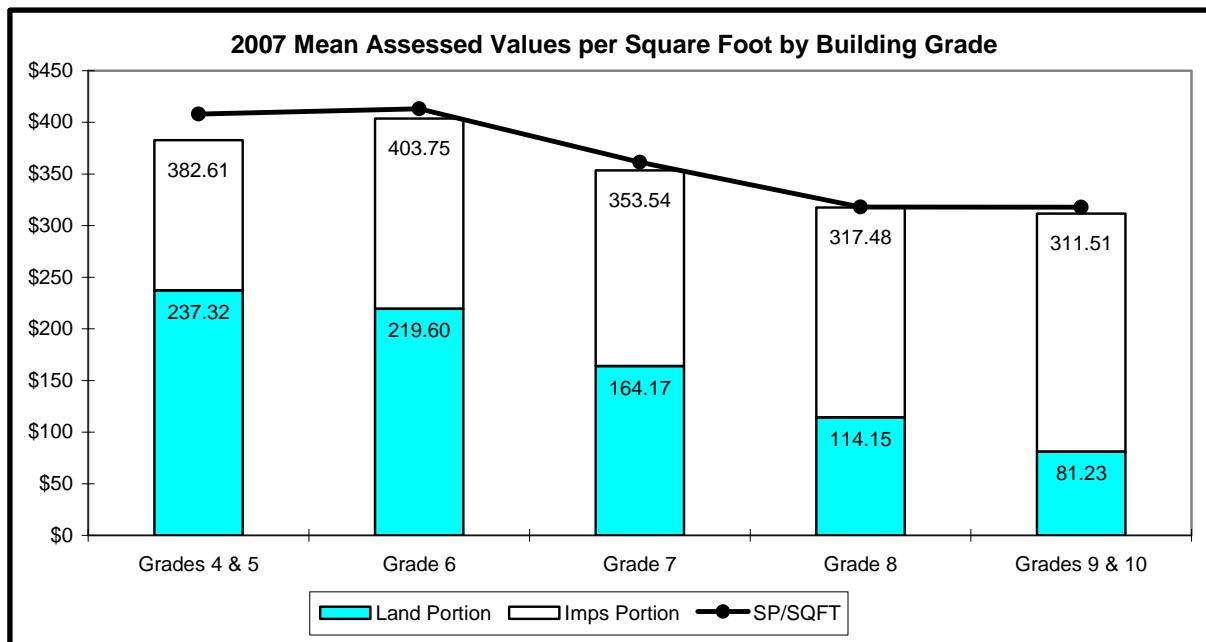
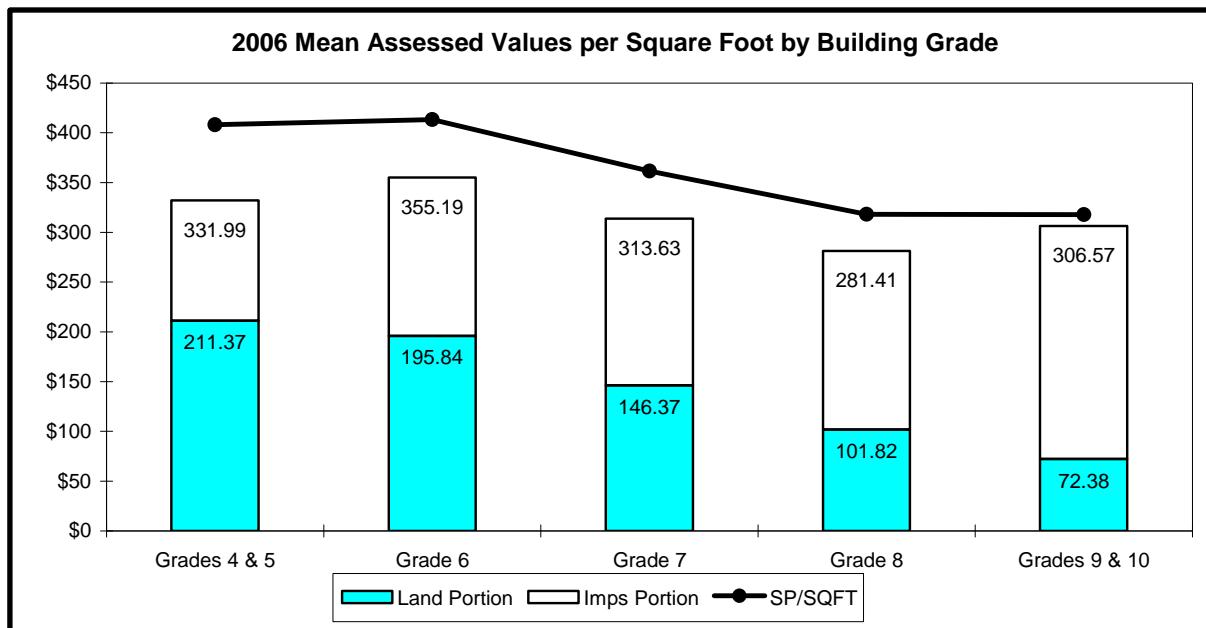
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

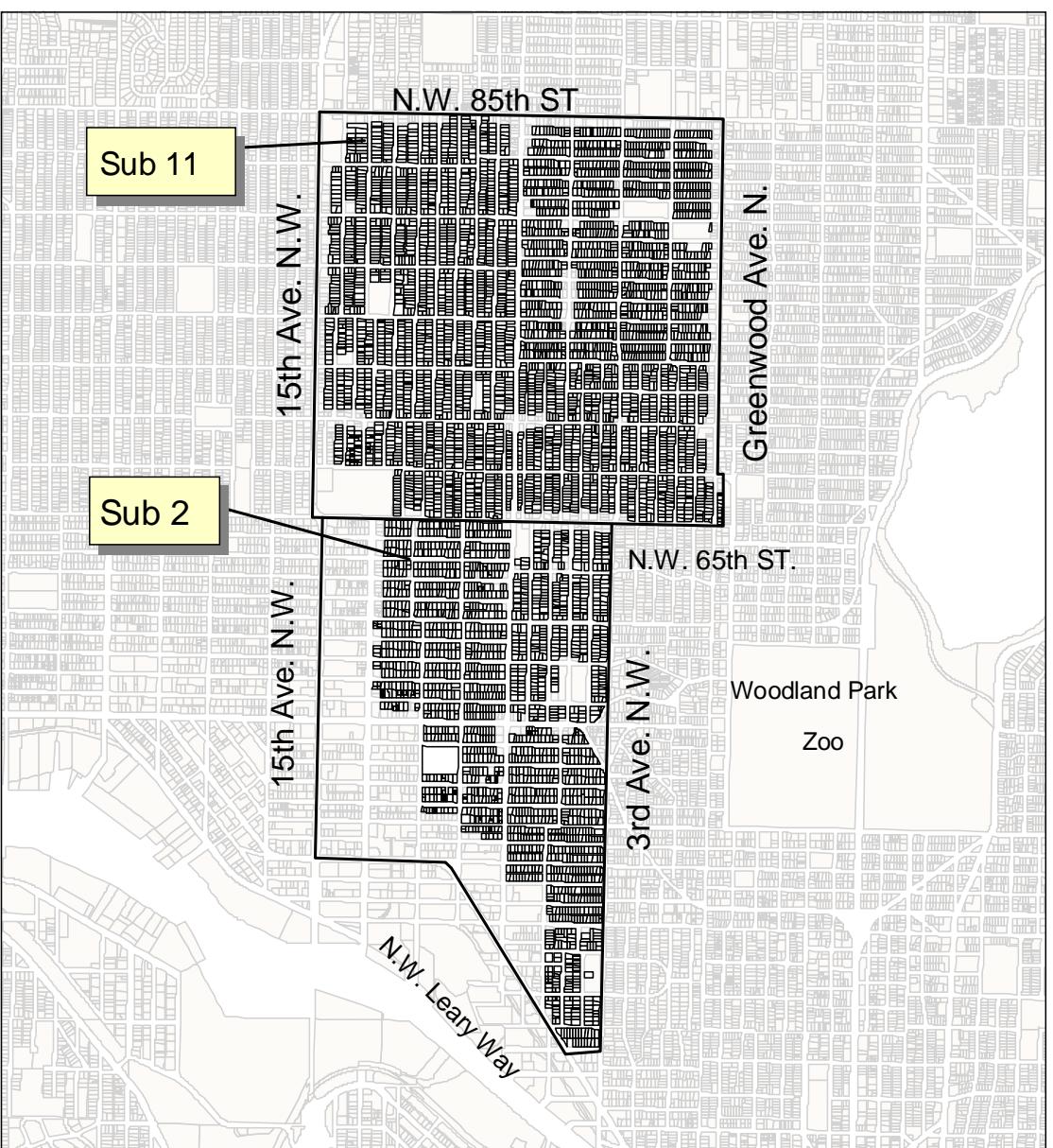


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 17 sales of grade 4 or 5 homes.



Area 82 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or relevance of the use of such information. King County shall not be liable for general, special, indirect, incidental, or consequential damages, including, but not limited to, lost revenues or lost profits, resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SEL\unset\Home\selton\annual update 2007\area 82\maps\area 82 sub areas.apr



May 10, 2007

0.09 0 0.09 0.18 0.27 0.36 Miles



Department of Assessments

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2007 Land Value = 2006 Land Value x 1.124, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 999 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 9 or 10 homes built or renovated after 1999 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Houses built or renovated between 1960 and 1979 were at a lower assessment level and were adjusted upward more than others. Homes with less than 800 square feet of living area were also at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / [0.8883554 + (0.1004779 \text{ if Grade 9 or 10 and Year Built/Renovated}>1999) - (0.06815538 \text{ if } 1959 < \text{YearBuilt/Renovated} < 1980) - (0.03063074 \text{ if Total Living Area}<800 \text{ square feet})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.124 – 2007 Land Value=New Improvement Value).
 - *If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.124 – 2007 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 82 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.57%

Grade 9 or 10 and Year Built/Renovated>1999	Yes
% Adjustment	-11.44%
Year Built/Renovated between 1960 and 1979	Yes
% Adjustment	9.35%
Total Living Area < 800 Square Feet	Yes
% Adjustment	6.21%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 or 10 house built after 1999 would *approximately* receive a 1.13% upward adjustment (12.57% -11.44%). 33 parcels in the improved population would receive this adjustment. There were 18 sales.

220 parcels were built or renovated from 1960 to 1979. There are 20 sales of this type of property.

331 parcels have homes with less than 800 square feet of living area. There are 69 sales of this type of property.

There were no properties that would receive a multiple upward variable adjustment.

90% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.980 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	1	1.035	1.206	16.5%	NA	NA
5	16	0.814	0.935	14.8%	0.850	1.019
6	153	0.861	0.977	13.4%	0.956	0.999
7	677	0.868	0.978	12.7%	0.968	0.989
8	133	0.882	0.996	12.9%	0.972	1.021
9	16	0.967	0.983	1.6%	0.918	1.047
10	3	0.986	0.996	1.0%	0.763	1.229
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1909	115	0.874	0.986	12.9%	0.961	1.011
1910-1919	224	0.853	0.963	12.9%	0.942	0.983
1920-1936	296	0.880	0.990	12.6%	0.975	1.006
1937-1949	146	0.872	0.982	12.6%	0.959	1.004
1950-1959	41	0.876	0.985	12.4%	0.941	1.029
1960-1979	20	0.805	0.980	21.8%	0.907	1.053
1980-1989	29	0.869	0.976	12.4%	0.923	1.029
1990-1999	25	0.873	0.983	12.6%	0.923	1.043
2000-2006	103	0.901	0.982	8.9%	0.958	1.005
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	5	0.928	1.049	13.1%	0.860	1.239
Average	558	0.875	0.981	12.1%	0.970	0.992
Good	376	0.870	0.981	12.8%	0.967	0.996
Very Good	60	0.862	0.970	12.5%	0.931	1.010
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	506	0.858	0.971	13.2%	0.959	0.984
1.5	316	0.883	0.993	12.5%	0.978	1.009
2	124	0.900	0.992	10.2%	0.968	1.016
2.5	2	0.840	0.883	5.1%	-1.668	3.434
3	51	0.863	0.961	11.4%	0.928	0.994

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.980 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1-799	95	0.846	0.975	15.2%	0.952	0.998
800-899	104	0.866	0.974	12.5%	0.948	1.000
900-1199	338	0.869	0.978	12.6%	0.963	0.993
1200-1499	241	0.883	0.995	12.6%	0.977	1.012
1500-1999	179	0.867	0.977	12.7%	0.955	0.999
2000-2499	24	0.883	0.959	8.6%	0.901	1.017
2500-3999	18	0.933	0.977	4.7%	0.910	1.045
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	968	0.872	0.981	12.5%	0.972	0.989
Yes	31	0.889	0.979	10.0%	0.926	1.031
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	999	0.872	0.980	12.4%	0.972	0.989
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	326	0.873	0.985	12.8%	0.969	1.000
11	673	0.872	0.978	12.2%	0.968	0.989
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1-2199	63	0.866	0.975	12.6%	0.942	1.008
2200-2999	100	0.883	0.997	13.0%	0.973	1.022
3000-3999	286	0.871	0.977	12.3%	0.961	0.994
4000-5999	519	0.874	0.982	12.3%	0.970	0.994
6000-7999	30	0.856	0.958	12.0%	0.904	1.013
8000-9999	1	0.690	0.777	12.6%	NA	NA
Grade 9 or 10 and Year Built/Renovated>1999	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	981	0.869	0.980	12.8%	0.971	0.989
Yes	18	0.981	0.992	1.1%	0.935	1.048

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.980 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

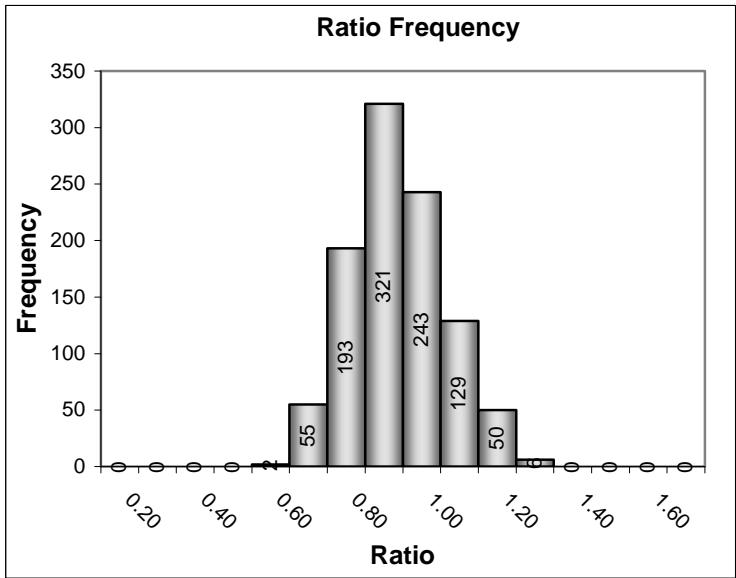
It is difficult to draw valid conclusions when the sales count is low.

Year Built/Renovated from 1960 to 1979	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	979	0.874	0.981	12.2%	0.972	0.989
Yes	20	0.805	0.980	21.8%	0.907	1.053
Total Living Area<800 Square Feet	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	930	0.874	0.980	12.2%	0.971	0.989
Yes	69	0.845	0.984	16.4%	0.954	1.013

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2006	Date of Report: 5/10/2007	Sales Dates: 1/2004 - 12/2006
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	999		
<i>Mean Assessed Value</i>	370,000		
<i>Mean Sales Price</i>	424,100		
<i>Standard Deviation AV</i>	82,738		
<i>Standard Deviation SP</i>	103,385		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.887		
<i>Median Ratio</i>	0.877		
<i>Weighted Mean Ratio</i>	0.872		
UNIFORMITY			
<i>Lowest ratio</i>	0.564		
<i>Highest ratio:</i>	1.228		
<i>Coefficient of Dispersion</i>	11.43%		
<i>Standard Deviation</i>	0.124		
<i>Coefficient of Variation</i>	14.03%		
<i>Price Related Differential (PRD)</i>	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.869		
Upper limit	0.887		
95% Confidence: Mean			
Lower limit	0.879		
Upper limit	0.894		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	5595		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.124		
Recommended minimum:	25		
<i>Actual sample size:</i>	999		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	530		
# ratios above mean:	469		
Z:	1.930		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



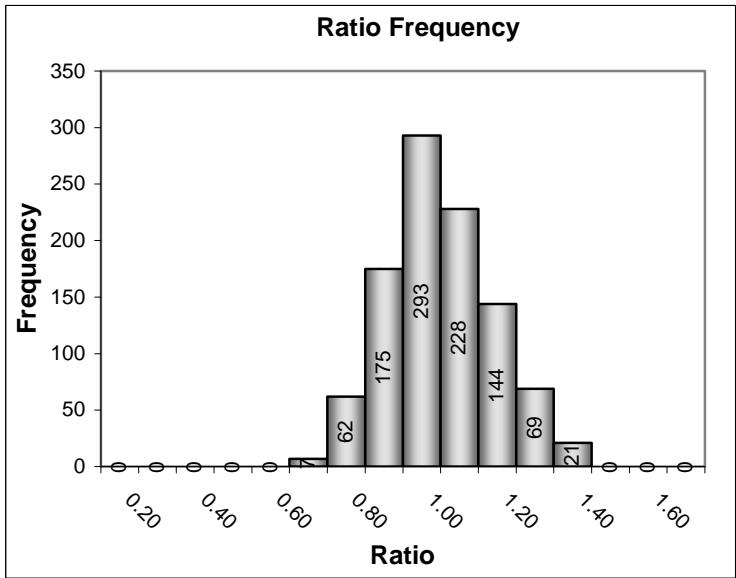
COMMENTS:

1 to 3 Unit Residences throughout area 82

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 5/10/2007	Sales Dates: 1/2004 - 12/2006
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	999		
Mean Assessed Value	415,800		
Mean Sales Price	424,100		
Standard Deviation AV	84,211		
Standard Deviation SP	103,385		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.988		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.634		
Highest ratio:	1.382		
Coefficient of Dispersion	11.32%		
Standard Deviation	0.139		
Coefficient of Variation	13.89%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.979		
Upper limit	0.999		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	5595		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	999		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	530		
# ratios above mean:	469		
Z:	1.930		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 82

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276770	4141	8/25/05	\$170,000	590	0	4	1900	3	2240	N	N	1119 B NW 63RD ST
2	276830	1465	6/18/04	\$224,500	600	0	5	1902	4	2500	N	N	834 NW 50TH ST
2	198220	1521	9/27/06	\$315,000	700	0	5	1910	4	2125	N	N	4910 9TH AVE NW
2	047500	1055	9/1/05	\$307,000	720	0	5	1905	4	5000	N	N	626 NW 51ST ST
2	276960	0975	8/31/05	\$369,000	1030	0	5	1910	4	5000	N	N	6049 6TH AVE NW
2	276770	4920	7/6/05	\$250,000	1050	0	5	1907	4	5000	N	N	1138 NW 59TH ST
2	276790	0700	3/25/04	\$315,000	1260	0	5	1905	4	5000	N	N	5719 11TH AVE NW
2	276810	0671	8/10/04	\$239,950	580	0	6	1947	3	2210	N	N	5507 9TH AVE NW
2	251600	0275	2/17/06	\$295,000	600	0	6	1905	4	3000	N	N	4223 5TH AVE NW
2	045200	1345	8/23/06	\$275,000	610	0	6	1948	3	2500	N	N	846 NW 64TH ST
2	198220	0770	11/22/05	\$346,500	640	440	6	1936	4	3880	N	N	361 NW 46TH ST
2	198220	1490	10/14/04	\$251,500	640	0	6	1910	4	3340	N	N	622 NW 49TH ST
2	045200	1150	12/3/04	\$279,500	660	0	6	1905	3	3465	N	N	839 NW 65TH ST
2	198220	0920	8/24/05	\$340,000	740	0	6	1918	4	3760	N	N	424 NW 45TH ST
2	276960	2285	7/12/04	\$278,750	740	0	6	1906	3	5000	N	N	6218 6TH AVE NW
2	276960	2575	6/24/05	\$345,000	750	0	6	1910	3	5000	N	N	6222 5TH AVE NW
2	122503	9004	4/20/06	\$316,000	760	0	6	1940	4	3124	N	N	5213 8TH AVE NW
2	276960	0955	5/30/06	\$380,000	760	150	6	1938	4	3737	N	N	6037 6TH AVE NW
2	276770	4140	6/24/05	\$385,000	770	770	6	1900	4	2756	N	N	1119 NW 63RD ST
2	276810	0715	12/1/04	\$305,000	770	0	6	1928	4	3300	N	N	936 NW MARKET ST
2	276830	1275	1/7/04	\$208,000	770	0	6	1909	3	2500	N	N	833 NW 52ND ST
2	276810	0615	5/13/06	\$367,000	800	200	6	1928	4	3627	N	N	5508 11TH AVE NW
2	276800	0160	6/6/06	\$402,000	820	0	6	1925	4	3550	N	N	618 NW 56TH ST
2	047500	0495	2/25/06	\$375,000	830	0	6	1920	4	5000	N	N	616 NW 53RD ST
2	251600	0360	2/2/05	\$310,000	840	0	6	1926	3	3000	N	N	4303 5TH AVE NW
2	276810	0720	5/18/06	\$375,000	860	0	6	1928	3	3300	N	N	942 NW MARKET ST
2	198220	0750	5/26/05	\$320,000	880	0	6	1918	3	2880	N	N	4606 6TH AVE NW
2	276780	0325	2/17/06	\$399,000	950	490	6	1900	4	3600	Y	N	5809 4TH AVE NW
2	251600	0280	12/14/05	\$349,950	970	0	6	1905	3	3000	N	N	4221 5TH AVE NW
2	276960	1230	12/22/05	\$325,000	970	0	6	1912	4	5000	N	N	6039 7TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	2840	4/19/06	\$420,000	1360	0	6	1910	4	3737	N	N	6230 4TH AVE NW
2	047500	0380	9/13/06	\$345,000	720	200	7	1958	4	2500	N	N	652 NW 54TH ST
2	276770	4156	7/22/04	\$306,000	720	0	7	1921	3	2500	N	N	6211 11TH AVE NW
2	198220	0050	9/21/04	\$334,000	730	100	7	1929	4	3340	N	N	335 NW 50TH ST
2	198220	0055	1/24/05	\$364,000	730	0	7	1929	4	3340	N	N	331 NW 50TH ST
2	276960	0750	1/24/05	\$387,900	770	100	7	1928	3	3737	N	N	6040 6TH AVE NW
2	276810	0545	11/10/04	\$302,500	780	0	7	1944	3	3135	N	N	1103 NW 56TH ST
2	276810	0695	8/4/06	\$370,000	780	0	7	1944	3	5000	N	N	922 NW MARKET ST
2	047500	0530	9/14/06	\$427,000	790	480	7	1944	4	4200	N	N	648 NW 53RD ST
2	251600	0460	7/26/04	\$376,000	790	0	7	1990	4	5000	N	N	4208 5TH AVE NW
2	276960	1135	6/21/05	\$350,000	790	350	7	1918	4	3750	N	N	700 NW 60TH ST
2	045200	0945	5/11/04	\$288,600	800	0	7	1944	3	3900	N	N	803 NW 64TH ST
2	276830	0085	11/7/05	\$425,300	800	400	7	1943	3	4500	N	N	920 NW 54TH ST
2	198220	0290	10/12/04	\$351,000	810	150	7	1949	4	3526	Y	N	4803 3RD AVE NW
2	198220	0835	7/21/06	\$435,000	810	320	7	1950	4	3880	Y	N	309 NW 46TH ST
2	198220	1245	10/1/04	\$280,000	810	0	7	1951	3	3880	N	N	612 NW 47TH ST
2	276800	0290	10/19/04	\$355,000	810	0	7	1906	4	3300	N	N	5630 6TH AVE NW
2	276960	1930	3/14/06	\$395,000	810	360	7	1926	4	5000	N	N	6246 7TH AVE NW
2	276770	4090	11/17/06	\$344,000	820	0	7	1949	3	6000	N	N	1112 NW 63RD ST
2	276820	0085	9/22/04	\$347,150	820	150	7	1926	3	5000	N	N	5512 7TH AVE NW
2	276960	1240	5/9/05	\$385,000	820	0	7	1924	4	3100	N	N	6041 7TH AVE NW
2	276960	1250	3/2/06	\$370,000	820	0	7	1924	4	3100	N	N	6043 7TH AVE NW
2	047500	0950	4/18/05	\$275,000	830	0	7	1948	4	4300	N	N	5114 8TH AVE NW
2	276770	4560	6/6/05	\$365,000	830	240	7	1924	4	3250	N	N	1102 NW 60TH ST
2	276770	4590	11/22/04	\$341,000	830	220	7	1940	4	5000	N	N	1132 NW 60TH ST
2	045200	1350	10/5/06	\$498,000	840	0	7	1944	3	5000	N	N	848 NW 64TH ST
2	198220	0015	6/25/04	\$326,574	840	100	7	1915	4	2600	N	N	363 NW 50TH ST
2	198220	0320	6/23/06	\$443,000	840	0	7	1949	4	4365	N	N	324 NW 48TH ST
2	198220	0875	11/18/05	\$375,000	840	0	7	1950	4	3760	N	N	320 NW 45TH ST
2	276960	0645	10/15/04	\$290,000	840	0	7	1928	3	2970	N	N	509 NW 62ND ST
2	045200	0935	4/18/06	\$440,000	850	380	7	1944	3	4500	N	N	807 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276790	0800	9/29/05	\$364,950	860	0	7	1906	5	5000	N	N	917 NW 58TH ST
2	276790	0800	5/19/04	\$307,000	860	0	7	1906	5	5000	N	N	917 NW 58TH ST
2	276790	0065	5/13/04	\$330,000	870	0	7	1942	3	4000	N	N	821 NW 59TH ST
2	276960	0515	5/28/04	\$366,000	870	630	7	1925	4	3737	N	N	6002 5TH AVE NW
2	744200	0045	6/30/06	\$503,000	870	0	7	1910	4	4800	N	N	403 NW 42ND ST
2	276800	0445	4/17/06	\$415,000	880	0	7	1922	4	4700	Y	N	5615 3RD AVE NW
2	276800	0445	2/11/04	\$300,000	880	0	7	1922	4	4700	Y	N	5615 3RD AVE NW
2	276780	0175	1/26/06	\$487,500	890	0	7	1912	4	4000	N	N	5841 6TH AVE NW
2	276960	2110	7/20/04	\$355,000	900	0	7	1908	4	5000	N	N	6221 5TH AVE NW
2	047500	1370	6/22/06	\$477,000	910	220	7	1943	4	4000	N	N	651 NW 51ST ST
2	198220	1225	8/20/04	\$314,150	910	0	7	1949	4	4850	N	N	4715 6TH AVE NW
2	045200	1120	8/25/04	\$330,000	920	0	7	1927	3	4950	N	N	861 NW 65TH ST
2	045200	2055	8/7/06	\$449,950	920	0	7	1914	4	5000	N	N	918 NW 62ND ST
2	276790	0125	5/23/06	\$432,000	920	100	7	1945	3	4000	N	N	832 NW 58TH ST
2	122503	9003	9/15/05	\$370,000	930	0	7	1941	3	4960	N	N	849 NW 54TH ST
2	047500	0710	7/22/04	\$359,000	940	900	7	1906	5	5000	N	N	341 NW 53RD ST
2	198220	0675	9/28/04	\$415,000	940	260	7	1920	4	3840	N	N	304 NW 46TH ST
2	276820	0140	9/30/04	\$399,500	940	440	7	1925	4	4000	N	N	5510 6TH AVE NW
2	276820	0140	2/24/04	\$360,000	940	440	7	1925	4	4000	N	N	5510 6TH AVE NW
2	047500	1010	1/13/04	\$369,000	950	220	7	1928	4	5000	N	N	613 NW 52ND ST
2	198220	0670	5/7/04	\$345,000	950	0	7	1948	4	3270	Y	N	4603 3RD AVE NW
2	276800	0395	2/24/05	\$366,000	950	0	7	1951	3	5000	N	N	5628 4TH AVE NW
2	045200	0855	10/25/06	\$440,000	960	760	7	1906	4	5000	N	N	847 NW 64TH ST
2	045200	1475	2/15/06	\$327,000	960	0	7	1906	4	3600	N	N	911 NW 65TH ST
2	099900	0050	3/11/05	\$403,000	960	300	7	1950	3	5000	N	N	937 NW 62ND ST
2	198220	0160	8/8/06	\$440,000	960	200	7	1916	4	3340	N	N	358 NW 49TH ST
2	012400	0205	8/15/05	\$415,000	970	0	7	1901	4	4000	N	N	4412 6TH AVE NW
2	047500	1000	7/6/04	\$300,000	970	170	7	1928	4	3400	N	N	621 NW 52ND ST
2	198220	0690	10/20/06	\$390,000	970	0	7	1923	5	3880	N	N	320 NW 46TH ST
2	276800	0065	9/24/04	\$428,000	970	600	7	1925	4	5000	N	N	5619 7TH AVE NW
2	045200	0515	5/1/06	\$432,000	980	140	7	1949	3	5000	N	N	850 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276770	5010	6/21/04	\$365,000	980	700	7	1910	4	5000	N	N	914 NW 59TH ST
2	045200	1270	12/22/04	\$300,000	990	0	7	1905	5	3000	N	N	812 NW 64TH ST
2	047500	1376	6/7/04	\$315,000	990	450	7	1942	4	4000	N	N	643 NW 51ST ST
2	198220	0350	7/12/05	\$399,950	990	0	7	1944	3	4850	N	N	348 NW 48TH ST
2	198220	0595	8/11/04	\$379,950	990	500	7	1944	4	4850	N	N	355 NW 47TH ST
2	045200	0215	8/25/05	\$534,500	1010	0	7	1919	4	4750	N	N	840 NW 60TH ST
2	276780	0040	4/14/05	\$335,000	1010	0	7	1906	4	4650	N	N	5810 8TH AVE NW
2	276780	0400	4/23/04	\$372,000	1010	0	7	1910	4	3800	Y	N	5808 4TH AVE NW
2	276830	0079	9/29/04	\$327,000	1010	200	7	1943	3	4500	N	N	914 NW 54TH ST
2	276960	2870	10/8/04	\$421,000	1010	0	7	1915	4	5000	N	N	6216 4TH AVE NW
2	251600	0395	4/8/05	\$310,000	1020	0	7	1916	3	3000	N	N	4310 5TH AVE NW
2	276770	4155	7/6/05	\$339,000	1040	0	7	1919	3	2500	N	N	1103 NW 63RD ST
2	276770	4855	8/31/05	\$439,000	1040	0	7	1911	4	5000	N	N	1127 NW 60TH ST
2	276780	0185	8/24/04	\$450,000	1040	400	7	1918	4	5000	N	N	5842 6TH AVE NW
2	276780	0425	1/12/06	\$496,000	1040	0	7	1906	4	3610	Y	N	5821 3RD AVE NW
2	276810	0080	9/25/06	\$430,000	1040	500	7	1943	3	5000	N	N	922 NW 56TH ST
2	744200	0010	7/19/05	\$500,000	1040	400	7	2001	3	4517	N	N	501 NW 42ND ST
2	276810	0090	3/30/06	\$375,000	1050	0	7	1943	3	5000	N	N	932 NW 56TH ST
2	012300	0180	6/24/04	\$415,500	1060	1060	7	1912	4	3737	N	N	907 NW 61ST ST
2	045200	1540	1/24/05	\$339,000	1060	0	7	1900	3	5000	N	N	910 NW 64TH ST
2	276790	0305	3/22/06	\$410,000	1060	0	7	1908	3	4500	N	N	1121 NW 59TH ST
2	276820	0005	3/29/06	\$444,000	1060	560	7	1929	4	4700	N	N	717 NW 56TH ST
2	276830	1440	8/29/06	\$399,999	1060	320	7	2001	3	1901	N	N	814 NW 50TH ST
2	276960	2160	8/1/06	\$443,350	1060	950	7	1910	5	3200	N	N	6247 5TH AVE NW
2	017000	0025	6/2/06	\$473,000	1070	360	7	1934	5	3779	N	N	304 NW 44TH ST
2	198220	1215	6/15/04	\$325,000	1080	0	7	1944	4	4365	N	N	611 NW 48TH ST
2	198220	0430	11/3/05	\$460,000	1090	0	7	1944	4	3880	N	N	337 NW 48TH ST
2	198220	0851	3/28/05	\$347,000	1090	0	7	1924	3	2560	N	N	4503 3RD AVE NW
2	198220	1355	7/1/04	\$385,490	1090	600	7	1944	3	4365	N	N	610 NW 48TH ST
2	198220	1385	6/3/04	\$332,000	1090	0	7	1944	3	4365	N	N	634 NW 48TH ST
2	198220	1465	9/15/04	\$342,000	1090	320	7	1944	4	4175	N	N	602 NW 49TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276780	0320	8/11/05	\$385,000	1090	0	7	1949	3	4000	N	N	406 NW 58TH ST
2	276800	0240	6/13/06	\$487,900	1090	0	7	1914	3	3750	N	N	5633 6TH AVE NW
2	045200	1380	5/24/04	\$325,000	1100	300	7	1912	3	5000	N	N	1027 NW 65TH ST
2	276810	0690	2/2/05	\$350,000	1110	280	7	1944	4	5000	N	N	918 NW MARKET ST
2	744200	0075	6/23/06	\$397,500	1110	600	7	1947	3	6831	N	N	4117 3RD AVE NW
2	099900	0135	6/8/04	\$400,000	1120	600	7	1942	3	3700	N	N	955 NW 61ST ST
2	198220	1515	6/8/06	\$392,750	1120	0	7	1944	4	3569	N	N	644 NW 49TH ST
2	251600	0335	3/9/05	\$365,484	1120	0	7	1923	3	4500	N	N	4315 5TH AVE NW
2	276770	4850	2/6/04	\$316,000	1120	0	7	1924	4	5000	N	N	1131 NW 60TH ST
2	276960	1205	3/6/06	\$515,000	1120	0	7	1915	3	3737	N	N	6025 7TH AVE NW
2	276960	1975	9/24/04	\$292,500	1130	0	7	1985	3	2500	N	N	6220 7TH AVE NW
2	276790	0970	7/20/04	\$364,000	1140	230	7	1928	4	4000	N	N	813 NW 58TH ST
2	276830	0100	4/19/06	\$439,950	1140	400	7	1928	4	5000	N	N	932 NW 54TH ST
2	276830	0100	3/26/04	\$386,653	1140	400	7	1928	4	5000	N	N	932 NW 54TH ST
2	860590	0125	9/28/04	\$368,300	1140	0	7	1909	4	3000	N	N	4343 4TH AVE NW
2	045200	0250	10/12/04	\$355,000	1150	0	7	1928	4	3515	N	N	856 NW 60TH ST
2	198220	0305	9/14/06	\$460,000	1150	430	7	1944	4	5820	N	N	316 NW 48TH ST
2	276780	0131	11/9/06	\$401,000	1150	0	7	1963	3	5940	N	N	612 NW 58TH ST
2	198220	1430	9/12/05	\$355,000	1170	350	7	1944	3	4453	N	N	627 NW 50TH ST
2	276770	4950	5/10/06	\$449,000	1170	700	7	1905	5	4000	N	N	939 NW 60TH ST
2	276780	0311	4/19/06	\$407,500	1170	0	7	1919	4	3600	N	N	5806 5TH AVE NW
2	012300	0225	4/22/05	\$320,000	1185	0	7	1915	4	5000	N	N	914 NW 60TH ST
2	017000	0105	10/4/05	\$408,275	1190	100	7	1916	4	4800	N	N	409 NW 45TH ST
2	045200	1110	7/20/04	\$328,000	1190	0	7	1980	3	4950	N	N	867 NW 65TH ST
2	047500	1190	7/24/06	\$350,000	1200	0	7	1944	4	5000	N	N	342 NW 51ST ST
2	198220	1480	9/13/05	\$480,000	1200	1000	7	1964	3	3340	N	N	614 NW 49TH ST
2	198220	1485	5/3/06	\$551,000	1200	1000	7	1964	4	3340	N	N	618 NW 49TH ST
2	276830	1376	1/9/04	\$325,000	1200	180	7	2002	3	1600	N	N	5108 9TH AVE NW
2	276960	1080	11/17/06	\$329,000	1200	0	7	1950	4	2500	N	N	6024 7TH AVE NW
2	047500	0600	5/26/06	\$525,000	1210	840	7	1983	3	4175	N	N	317 NW MARKET ST
2	045200	0905	3/8/05	\$415,000	1230	700	7	1916	4	5000	N	N	823 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	045200	1280	7/21/04	\$325,000	1240	0	7	1909	4	5000	N	N	816 NW 64TH ST
2	276960	0650	1/18/05	\$350,000	1240	0	7	1927	3	3015	N	N	6053 5TH AVE NW
2	276830	0110	6/3/04	\$329,500	1250	0	7	1902	4	5000	N	N	940 NW 54TH ST
2	276960	0815	12/17/04	\$342,500	1250	0	7	1987	3	2500	N	N	6016 6TH AVE NW
2	276960	1140	10/20/06	\$510,000	1250	500	7	1902	5	3750	N	N	708 NW 60TH ST
2	045200	1570	4/15/05	\$415,000	1260	270	7	1989	4	5000	N	N	924 NW 64TH ST
2	045200	1860	9/15/04	\$335,000	1260	0	7	1987	3	2500	N	N	946 NW 63RD ST
2	198220	1460	10/12/06	\$482,000	1260	0	7	1945	4	4175	N	N	603 NW 50TH ST
2	276830	1456	3/19/04	\$289,500	1260	0	7	2003	3	1401	N	N	828 NW 50TH ST
2	930730	0110	4/22/04	\$327,000	1260	0	7	1926	4	4100	N	N	832 NW MARKET ST
2	251600	0535	9/24/04	\$385,000	1270	140	7	1944	4	6600	N	N	4200 4TH AVE NW
2	251600	0550	3/30/06	\$449,950	1270	0	7	1944	3	5500	N	N	4216 4TH AVE NW
2	251600	0555	5/19/05	\$441,000	1270	110	7	1944	3	5500	N	N	4224 4TH AVE NW
2	276830	0660	11/11/06	\$439,950	1270	400	7	2001	3	2050	N	N	816 NW 52ND ST
2	045200	0140	3/17/05	\$515,000	1280	0	7	1944	4	5795	N	N	800 NW 60TH ST
2	047500	0330	10/13/06	\$570,000	1280	360	7	1944	4	5000	N	N	628 NW 54TH ST
2	047500	0330	8/22/06	\$410,000	1280	360	7	1944	4	5000	N	N	628 NW 54TH ST
2	047500	0350	2/12/04	\$427,000	1280	150	7	1944	4	5000	N	N	640 NW 54TH ST
2	276780	0200	5/26/04	\$367,000	1280	0	7	1944	3	5000	N	N	5828 6TH AVE NW
2	276790	0075	6/21/05	\$440,000	1280	0	7	1944	3	5000	N	N	811 NW 59TH ST
2	276800	0020	9/25/06	\$425,700	1280	0	7	1943	3	4650	N	N	5700 8TH AVE NW
2	276800	0025	8/20/05	\$370,000	1280	0	7	1943	3	4650	N	N	5620 8TH AVE NW
2	276820	0096	4/7/05	\$349,950	1280	300	7	2005	3	1458	N	N	612 NW MARKET ST
2	276820	0097	4/25/05	\$349,950	1280	300	7	2005	3	1446	N	N	610 NW MARKET ST
2	276960	2860	6/4/04	\$390,000	1280	1010	7	1900	4	5000	N	N	6222 4TH AVE NW
2	301930	0090	8/7/06	\$530,950	1280	0	7	1944	4	5000	N	N	832 NW 54TH ST
2	047500	0695	6/27/05	\$381,000	1300	180	7	1912	4	4000	N	N	349 NW 53RD ST
2	047500	0695	2/1/06	\$390,000	1300	180	7	1912	4	4000	N	N	349 NW 53RD ST
2	047500	0680	11/1/05	\$430,000	1320	180	7	1912	4	4200	N	N	5212 6TH AVE NW
2	047500	1400	12/7/04	\$478,000	1320	600	7	1930	4	5000	N	N	621 NW 51ST ST
2	276780	0375	3/16/06	\$430,000	1320	240	7	1928	3	3300	N	N	5834 4TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276800	0103	6/15/06	\$535,000	1330	0	7	1919	4	5000	N	N	5638 7TH AVE NW
2	276800	0275	6/14/05	\$479,000	1330	300	7	1912	5	5000	N	N	5642 6TH AVE NW
2	198220	0825	10/20/06	\$430,000	1340	0	7	1950	3	5820	N	N	313 NW 46TH ST
2	198220	1560	6/2/04	\$295,000	1340	390	7	1991	3	2087	N	N	823 NW 50TH ST
2	276760	0770	9/7/06	\$515,000	1340	330	7	1908	4	5000	N	N	1106 NW 64TH ST
2	047500	1505	2/1/06	\$475,000	1350	270	7	1947	4	4300	N	N	658 NW 50TH ST
2	276770	4050	4/8/05	\$347,500	1350	60	7	1906	4	5000	N	N	1127 NW 64TH ST
2	276790	0160	5/26/04	\$375,000	1350	400	7	1926	4	5000	N	N	937 NW 59TH ST
2	276800	0295	12/10/04	\$339,500	1350	0	7	1912	4	3264	N	N	5626 6TH AVE NW
2	276790	0260	4/28/05	\$441,500	1360	0	7	1928	4	5000	N	N	942 NW 58TH ST
2	930730	0275	9/16/05	\$489,950	1360	0	7	1926	5	4100	N	N	820 NW 56TH ST
2	198220	1415	2/27/04	\$293,150	1370	0	7	1916	4	3530	N	N	641 NW 50TH ST
2	198220	1455	5/5/06	\$439,000	1370	0	7	1945	4	3758	N	N	607 NW 50TH ST
2	930730	0100	10/27/06	\$367,000	1370	130	7	1926	3	4100	N	N	824 NW MARKET ST
2	930730	0255	12/6/04	\$375,000	1370	0	7	1926	4	4100	N	N	804 NW 56TH ST
2	276790	0350	10/19/05	\$433,660	1380	380	7	1928	4	5000	N	N	1122 NW 58TH ST
2	276960	2135	4/27/06	\$375,000	1380	0	7	1986	3	2500	N	N	6239 5TH AVE NW
2	930730	0040	11/29/05	\$423,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST
2	930730	0040	7/19/04	\$360,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST
2	276810	0125	9/9/04	\$420,950	1390	0	7	1917	4	5000	N	N	1143 NW 57TH ST
2	012300	0255	11/23/04	\$448,500	1400	0	7	1915	4	3300	N	N	926 NW 60TH ST
2	045200	0820	3/4/05	\$450,000	1410	0	7	1928	3	3000	N	N	6316 9TH AVE NW
2	276960	2520	1/19/06	\$416,000	1410	0	7	1910	4	5000	N	N	6250 5TH AVE NW
2	276810	0140	6/21/05	\$400,500	1420	0	7	1903	4	5000	N	N	1125 NW 57TH ST
2	276960	2830	6/25/04	\$425,000	1430	0	7	1925	4	4000	N	N	6232 4TH AVE NW
2	017000	0132	12/22/06	\$506,100	1450	0	7	2003	3	4800	N	N	4403 4TH AVE NW
2	047500	0190	9/22/05	\$384,450	1450	0	7	2005	3	1540	N	N	635 NW MARKET ST
2	276780	0140	5/16/06	\$585,000	1450	0	7	1983	3	4300	N	N	5807 6TH AVE NW
2	276780	0140	4/15/05	\$369,950	1450	0	7	1983	3	4300	N	N	5807 6TH AVE NW
2	045200	0620	8/25/04	\$346,000	1460	0	7	2001	3	1426	N	N	831 A NW 63RD ST
2	276760	0745	3/24/04	\$310,000	1460	160	7	1906	3	5000	N	N	1117 NW 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	0420	9/22/06	\$452,000	1470	0	7	1998	3	2300	N	N	6046 5TH AVE NW
2	276780	0170	8/19/05	\$474,000	1480	0	7	1916	4	3600	N	N	5837 6TH AVE NW
2	276790	0255	11/15/06	\$586,100	1480	0	7	1925	4	5000	N	N	938 NW 58TH ST
2	276810	0151	6/23/05	\$418,000	1480	400	7	1902	4	5000	N	N	1113 NW 57TH ST
2	276770	4570	7/7/05	\$386,500	1500	0	7	1910	4	5000	N	N	1112 NW 60TH ST
2	045200	1665	4/6/04	\$374,000	1510	0	7	1953	4	3737	N	N	949 NW 64TH ST
2	099900	0040	11/2/06	\$586,000	1510	0	7	1912	4	3737	N	N	941 NW 62ND ST
2	251600	0305	6/25/04	\$386,000	1530	600	7	2002	3	2700	N	N	508 NW 42ND ST
2	276790	0095	7/26/06	\$441,250	1530	490	7	1942	3	6100	N	N	5801 8TH AVE NW
2	045200	1880	9/16/05	\$479,950	1540	0	7	1906	4	5000	N	N	956 NW 63RD ST
2	276960	2260	3/22/05	\$404,000	1540	0	7	1900	3	5000	N	N	6226 6TH AVE NW
2	276780	0410	4/26/05	\$430,000	1550	0	7	1927	4	4700	Y	N	5803 3RD AVE NW
2	276800	0430	9/15/05	\$441,000	1550	70	7	1922	3	3300	Y	N	316 NW 56TH ST
2	198220	0795	7/25/06	\$525,000	1580	0	7	1927	4	3880	N	N	343 NW 46TH ST
2	045200	1705	12/5/06	\$525,000	1590	0	7	1909	4	5000	N	N	929 NW 64TH ST
2	047500	1485	10/18/04	\$408,000	1590	0	7	1947	3	5000	N	N	640 NW 50TH ST
2	047500	1490	7/1/05	\$407,000	1590	0	7	1947	3	5000	N	N	644 NW 50TH ST
2	276810	0135	7/3/06	\$401,000	1590	0	7	1903	3	5000	N	N	1133 NW 57TH ST
2	276830	1455	3/23/06	\$452,500	1590	0	7	2003	3	2309	N	N	824 NW 50TH ST
2	198220	0895	10/25/04	\$378,150	1600	780	7	1922	3	3760	N	N	406 NW 45TH ST
2	276790	0295	2/19/04	\$390,000	1600	0	7	1908	5	5500	N	N	1125 NW 59TH ST
2	047500	0975	4/27/04	\$403,000	1640	0	7	1983	4	5000	N	N	639 NW 52ND ST
2	047500	0650	4/26/05	\$499,000	1660	160	7	1948	5	5000	N	N	336 NW 53RD ST
2	276960	0526	5/4/05	\$375,000	1670	0	7	1956	3	3300	N	N	500 NW 60TH ST
2	099900	0215	6/1/05	\$558,176	1680	600	7	1928	4	5000	N	N	942 NW 60TH ST
2	251600	0320	3/28/06	\$474,500	1680	0	7	2005	3	1519	N	N	4314 6TH AVE NW
2	251600	0325	2/9/06	\$469,500	1680	0	7	2006	3	1522	N	N	4318 B 6TH AVE NW
2	251600	0326	2/7/06	\$474,500	1680	0	7	2005	3	1474	N	N	4318 A 6TH AVE NW
2	251600	0327	12/20/05	\$470,000	1680	0	7	2006	3	1847	N	N	4314 B 6TH AVE NW
2	251600	0328	1/27/06	\$449,500	1680	0	7	2005	3	1792	N	N	4316 A 6TH AVE NW
2	251600	0329	1/27/06	\$449,500	1680	0	7	2005	3	1851	N	N	4316 B 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	0340	3/23/05	\$465,000	1680	990	7	1959	3	5000	N	N	6031 4TH AVE NW
2	276830	1457	3/19/04	\$299,500	1690	0	7	2003	3	1291	N	N	826 NW 50TH ST
2	017000	0190	12/13/06	\$578,000	1710	600	7	1913	4	3200	N	N	417 NW 45TH ST
2	017000	0190	9/10/05	\$549,000	1710	600	7	1913	4	3200	N	N	417 NW 45TH ST
2	045200	1390	11/6/06	\$512,500	1720	0	7	1912	4	5000	N	N	1025 NW 65TH ST
2	198220	1420	10/26/06	\$585,000	1720	0	7	1910	4	3758	N	N	635 NW 50TH ST
2	198220	1420	2/16/05	\$435,000	1720	0	7	1910	4	3758	N	N	635 NW 50TH ST
2	276800	0380	9/11/06	\$599,950	1730	120	7	1952	4	5000	N	N	315 NW 58TH ST
2	276780	0210	7/7/05	\$552,000	1770	0	7	1912	5	5000	N	N	5820 6TH AVE NW
2	276820	0185	9/21/05	\$554,000	1770	730	7	1925	4	5000	Y	N	417 NW 56TH ST
2	276810	0020	8/30/06	\$412,500	1780	200	7	1915	3	5000	N	N	933 NW 57TH ST
2	045200	0090	5/24/04	\$387,515	1860	200	7	1915	4	4750	N	N	817 NW 61ST ST
2	744200	0025	5/11/05	\$432,000	1920	0	7	1900	3	4800	N	N	417 NW 42ND ST
2	276800	0390	12/3/04	\$435,000	1940	0	7	1951	5	5000	N	N	5634 4TH AVE NW
2	276830	1215	8/19/05	\$405,000	1980	0	7	1996	3	1873	N	N	914 NW 51ST ST
2	045200	1810	4/22/04	\$420,000	2070	0	7	1906	5	5000	N	N	922 NW 63RD ST
2	251600	0261	8/5/05	\$520,000	2340	0	7	1907	3	2400	N	N	521 NW 43RD ST
2	276830	1510	8/23/06	\$374,950	640	360	8	1985	3	1631	N	N	927 NW 51ST ST
2	276830	1511	10/12/05	\$330,500	640	360	8	1985	3	1260	N	N	927 B NW 51ST ST
2	276830	1512	5/9/05	\$339,950	640	360	8	1985	3	1614	N	N	927 C NW 51ST ST
2	930730	0380	4/22/04	\$382,000	890	100	8	1931	4	4800	N	N	824 NW 57TH ST
2	198220	0150	3/8/04	\$406,000	920	920	8	2000	3	3340	N	N	346 NW 49TH ST
2	276810	0176	6/9/06	\$427,000	1040	340	8	2001	3	1977	N	N	5609 11TH AVE NW
2	045200	0301	12/20/04	\$339,950	1140	300	8	2005	3	1400	Y	N	839 B NW 62ND ST
2	045200	0302	12/20/04	\$350,000	1140	300	8	2005	3	1399	Y	N	839 A NW 62ND ST
2	045200	0311	2/14/05	\$354,640	1140	300	8	2005	3	1399	Y	N	301 NW 62ND ST
2	045200	0312	2/14/05	\$349,700	1140	300	8	2005	3	1399	Y	N	302 NW 62ND ST
2	276960	0065	3/15/04	\$439,000	1140	780	8	1952	3	4950	Y	N	6021 3RD AVE NW
2	099900	0170	12/22/05	\$419,500	1180	550	8	1988	3	2500	N	N	941 NW 61ST ST
2	276810	0181	8/4/05	\$360,000	1180	380	8	2005	3	1410	N	N	1108 B NW 56TH ST
2	276810	0182	8/5/05	\$370,000	1180	380	8	2005	3	1410	N	N	1108 A NW 56TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	099900	0165	12/18/06	\$400,000	1250	550	8	1988	3	2500	N	N	943 NW 61ST ST
2	276780	0365	11/15/04	\$425,000	1280	300	8	1952	3	5000	N	N	5842 4TH AVE NW
2	276780	0060	11/8/05	\$570,000	1360	490	8	1926	4	5000	N	N	5815 7TH AVE NW
2	276810	0216	7/13/04	\$297,000	1390	0	8	2001	3	1890	N	N	1146 NW 56TH ST
2	276810	0217	4/14/04	\$269,950	1390	0	8	2001	3	1520	N	N	1148 NW 56TH ST
2	276770	5115	7/26/06	\$660,000	1410	0	8	1912	4	5000	N	N	824 NW 59TH ST
2	276830	1195	5/16/05	\$349,155	1420	0	8	2001	3	1895	N	N	5119 9TH AVE NW
2	276960	1770	7/20/06	\$430,000	1440	0	8	1998	3	2500	N	N	6209 6TH AVE NW
2	045200	0300	12/20/04	\$359,990	1450	340	8	2005	3	2200	Y	N	837 NW 62ND ST
2	045200	0310	2/14/05	\$364,950	1450	340	8	2005	3	2200	Y	N	835 NW 62ND ST
2	047500	0189	9/20/05	\$379,950	1450	0	8	2005	3	1540	N	N	629 NW MARKET ST
2	276780	0370	5/17/06	\$590,000	1450	430	8	1939	4	5000	N	N	5838 4TH AVE NW
2	276960	0170	5/16/06	\$646,000	1530	240	8	1924	5	3737	Y	N	6048 4TH AVE NW
2	047500	0191	9/9/05	\$399,950	1580	0	8	2005	3	1716	N	N	631 NW MARKET ST
2	047500	0192	9/9/05	\$399,950	1580	0	8	2005	3	1714	N	N	633 NW MARKET ST
2	276770	5110	6/27/06	\$653,500	1620	180	8	2001	3	5000	N	N	818 NW 59TH ST
2	276810	0191	8/22/06	\$455,000	1620	0	8	2006	3	1458	N	N	1118 B NW 56TH ST
2	276810	0192	8/17/06	\$465,000	1620	0	8	2006	3	1457	N	N	1118 A NW 56TH ST
2	276810	0516	5/30/06	\$434,000	1620	0	8	2006	3	1413	N	N	1131 B NW 56TH ST
2	276810	0517	5/19/06	\$429,000	1620	0	8	2006	3	1413	N	N	1131 A NW 56TH ST
2	276810	0521	8/21/06	\$430,000	1620	0	8	2006	3	1456	N	N	1125 A NW 56TH ST
2	276810	0522	7/14/06	\$441,350	1620	0	8	2006	3	1456	N	N	1125 B NW 56TH ST
2	045200	1890	7/28/06	\$510,000	1650	0	8	1900	4	5000	N	N	957 NW 63RD ST
2	930730	0200	7/11/05	\$380,000	1650	700	8	1931	4	4800	N	N	821 NW 57TH ST
2	047500	0760	7/14/05	\$675,000	1680	1100	8	1960	3	5000	N	N	312 NW 52ND ST
2	276810	0180	10/7/05	\$459,900	1680	310	8	2005	3	2175	Y	N	1106 NW 56TH ST
2	276960	0190	6/7/06	\$575,000	1720	180	8	1957	3	5000	Y	N	6038 4TH AVE NW
2	276770	4440	9/26/05	\$600,000	1730	960	8	2001	3	5000	N	N	1127 NW 62ND ST
2	276820	0095	5/2/05	\$470,000	1740	420	8	2005	3	2108	N	N	5502 7TH AVE NW
2	276960	2162	3/27/06	\$595,000	1740	625	8	2005	3	2500	N	N	6245 5TH AVE NW
2	276960	0840	5/27/04	\$457,500	1750	1210	8	1963	3	3500	N	N	514 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
2	251600	0410	2/10/04	\$454,000	1770	0	8	1992	3	3000	N	N	4318 5TH AVE NW	
2	276810	0190	11/2/06	\$470,000	1840	0	8	2006	3	2087	N	N	1116 NW 56TH ST	
2	276810	0515	5/30/06	\$529,000	1840	0	8	2006	3	2175	N	N	1133 NW 56TH ST	
2	276810	0520	11/9/06	\$469,000	1840	0	8	2006	3	2087	N	N	1127 NW 56TH ST	
2	099900	0090	5/25/05	\$476,000	1850	1000	8	1959	3	6000	N	N	938 NW 61ST ST	
2	276790	0365	11/1/06	\$649,000	1900	840	8	2002	3	5000	N	N	1138 NW 58TH ST	
2	276770	4470	6/23/05	\$605,000	1920	520	8	1962	3	5000	N	N	6101 11TH AVE NW	
2	276790	0755	5/3/04	\$500,000	1930	1240	8	1961	3	5000	N	N	1144 NW 57TH ST	
2	276780	0450	8/20/04	\$384,000	1950	0	8	1925	4	4750	Y	N	5843 3RD AVE NW	
2	276960	0590	8/31/05	\$588,000	2010	1010	8	1968	3	7500	N	N	6027 5TH AVE NW	
2	045200	1320	11/23/04	\$342,500	2060	0	8	1905	5	5000	N	N	836 NW 64TH ST	
2	276770	4580	8/16/04	\$570,000	2260	1000	8	2004	3	5000	N	N	1122 NW 60TH ST	
2	276960	2265	8/27/04	\$449,950	2350	0	8	1979	3	5000	N	N	6220 6TH AVE NW	
2	276790	0320	3/22/06	\$635,000	2580	1130	8	1991	3	5000	N	N	1101 NW 59TH ST	
2	276780	0245	11/14/05	\$769,950	2670	1020	8	2005	3	5000	N	N	5819 5TH AVE NW	
2	198220	0105	6/5/06	\$849,950	2350	820	9	2006	3	3340	N	N	312 NW 49TH ST	
2	276800	0080	7/6/05	\$753,000	2800	0	10	2005	3	5000	N	N	5635 7TH AVE NW	
11	046100	5225	6/22/04	\$357,400	610	0	5	1909	5	3500	N	N	7008 9TH AVE NW	
11	162330	0446	5/3/06	\$455,000	620	0	5	1918	4	3640	N	N	7211 5TH AVE NW	
11	164650	0800	8/16/04	\$295,000	650	0	5	1910	4	3000	N	N	147 N 78TH ST	
11	046100	4840	11/13/06	\$299,000	660	0	5	1910	3	4500	N	N	7008 10TH AVE NW	
11	288010	0280	8/25/05	\$350,000	730	0	5	1908	4	3000	N	N	6751 7TH AVE NW	
11	751900	2025	4/26/05	\$265,300	760	0	5	1907	3	2575	N	N	646 NW 76TH ST	
11	291920	0495	7/19/06	\$292,000	790	0	5	1910	4	3840	N	N	149 NW 82ND ST	
11	291970	0350	10/4/06	\$439,950	990	0	5	1900	4	3840	N	N	633 NW 84TH ST	
11	291970	0350	9/7/05	\$399,950	990	0	5	1900	4	3840	N	N	633 NW 84TH ST	
11	291970	0350	8/12/04	\$276,000	990	0	5	1900	4	3840	N	N	633 NW 84TH ST	
11	162330	0895	6/3/05	\$236,500	520	0	6	1918	3	2305	N	N	7303 3RD AVE NW	
11	046100	4245	3/29/04	\$261,000	530	0	6	1907	3	2300	N	N	1110 NW 70TH ST	
11	164650	2355	11/11/04	\$333,000	530	0	6	1914	4	4120	N	N	123 NW 77TH ST	
11	751900	0485	6/9/05	\$292,500	580	0	6	1919	4	2475	N	N	7707 3RD AVE NW	

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	1895	12/27/04	\$265,000	590	0	6	1911	3	3300	N	N	6516 6TH AVE NW
11	046100	5325	5/6/05	\$385,000	610	0	6	1910	3	3000	N	N	7056 9TH AVE NW
11	046100	1970	1/24/06	\$334,000	630	0	6	1919	3	5000	N	N	7332 14TH AVE NW
11	164650	0525	9/2/04	\$300,000	630	0	6	1920	3	2400	N	N	151 N 77TH ST
11	291970	1435	4/17/06	\$340,000	640	0	6	1913	3	4800	N	N	321 NW 81ST ST
11	507540	0120	8/23/06	\$375,000	650	130	6	1929	3	5080	N	N	7721 13TH AVE NW
11	046100	3320	7/25/05	\$325,000	670	670	6	1910	3	2500	N	N	7040 MARY AVE NW
11	202870	1000	5/7/04	\$299,950	690	190	6	1921	3	4240	N	N	6517 DIBBLE AVE NW
11	291920	0735	6/23/05	\$300,000	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	162330	0875	7/12/05	\$325,000	720	0	6	1947	4	2950	N	N	7317 3RD AVE NW
11	164650	0790	7/17/06	\$365,000	720	0	6	1911	3	3090	N	N	143 N 78TH ST
11	349130	0110	3/16/05	\$331,500	720	270	6	1928	4	5428	N	N	7737 MARY AVE NW
11	430570	0050	10/5/04	\$351,450	720	0	6	1935	4	5190	N	N	7727 12TH AVE NW
11	162330	0545	5/15/06	\$362,500	740	0	6	1912	4	2590	N	N	415 NW 73RD ST
11	937630	1730	11/8/05	\$349,000	740	0	6	1908	3	3240	N	N	7512 11TH AVE NW
11	162330	0155	3/10/05	\$370,000	750	0	6	1910	4	3000	N	N	414 NW 70TH ST
11	164650	2515	6/17/05	\$312,500	750	0	6	1914	3	3090	N	N	142 NW 75TH ST
11	202870	0945	8/28/06	\$344,000	750	0	6	1910	3	5300	N	N	6522 9TH AVE NW
11	287710	3651	12/2/04	\$297,000	750	0	6	1909	3	3750	N	N	6723 PALATINE AVE N
11	162380	0345	12/12/05	\$412,000	760	0	6	1907	3	3000	N	N	611 NW 74TH ST
11	164650	1410	5/5/05	\$356,500	760	0	6	1921	3	3120	N	N	137 NW 80TH ST
11	291970	0520	5/26/06	\$387,500	760	0	6	1927	4	3600	N	N	636 NW 83RD ST
11	751900	1500	7/14/06	\$332,000	760	100	6	1920	3	5150	N	N	626 NW 78TH ST
11	287710	2570	11/15/04	\$302,000	770	300	6	1906	3	5000	N	N	6738 5TH AVE NW
11	287710	4191	10/27/05	\$349,000	770	0	6	1922	3	2000	N	N	7006 1ST AVE NW
11	291970	1944	5/13/05	\$358,000	770	370	6	1944	3	4560	N	N	337 NW 83RD ST
11	162380	0180	2/6/06	\$330,000	780	0	6	1901	3	3000	N	N	622 NW 74TH ST
11	287710	2890	5/26/06	\$468,000	780	0	6	1916	4	3250	N	N	6703 2ND AVE NW
11	162380	0070	9/13/05	\$366,000	790	0	6	1916	4	4000	N	N	633 NW 75TH ST
11	164650	1255	12/29/06	\$425,000	790	0	6	1911	3	4160	N	N	116 NW 79TH ST
11	164650	1255	11/2/04	\$354,340	790	0	6	1911	3	4160	N	N	116 NW 79TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	1585	9/11/06	\$385,000	790	380	6	1926	4	4635	N	N	144 NW 78TH ST
11	200070	0425	6/16/05	\$380,000	790	0	6	1910	3	2840	N	N	7224 PALATINE AVE N
11	287710	1026	3/21/06	\$485,000	790	300	6	1916	5	3000	N	N	6527 2ND AVE NW
11	291920	0850	1/10/05	\$275,000	790	0	6	1911	2	3819	N	N	147 N 82ND ST
11	162380	0065	9/20/05	\$299,950	800	0	6	1916	4	3000	N	N	637 NW 75TH ST
11	162380	0065	6/24/04	\$250,000	800	0	6	1916	4	3000	N	N	637 NW 75TH ST
11	164650	2490	2/2/06	\$400,000	810	150	6	1907	3	6180	N	N	128 NW 75TH ST
11	291970	2225	7/21/05	\$395,000	810	0	6	1918	3	4800	N	N	343 NW 84TH ST
11	046100	3510	5/12/06	\$375,000	820	0	6	1907	3	5000	N	N	7020 ALONZO AVE NW
11	200070	0426	5/23/05	\$400,000	820	0	6	1916	3	2790	N	N	207 N 73RD ST
11	291920	0095	6/20/05	\$386,500	820	250	6	1910	3	4240	N	N	114 NW 84TH ST
11	291970	0125	4/5/04	\$269,900	820	170	6	1916	4	2900	N	N	8409 6TH AVE NW
11	292270	0425	9/23/05	\$367,000	820	140	6	1938	2	5700	N	N	8322 DIBBLE AVE NW
11	164650	1395	6/28/05	\$349,950	830	0	6	1925	3	4160	N	N	147 NW 80TH ST
11	164650	0465	7/13/05	\$352,000	840	0	6	1918	3	3090	N	N	119 N 77TH ST
11	200120	0115	2/11/04	\$290,800	840	0	6	1909	3	4000	N	N	130 NW 74TH ST
11	288010	0270	9/25/06	\$400,000	840	0	6	1910	3	3000	N	N	6747 7TH AVE NW
11	288010	1075	2/23/05	\$290,000	840	0	6	1905	3	5150	N	N	6516 7TH AVE NW
11	046100	2345	12/3/04	\$336,000	860	400	6	1903	4	6300	N	N	7337 ALONZO AVE NW
11	230140	0530	2/28/05	\$370,000	860	0	6	1924	3	5000	N	N	7028 3RD AVE NW
11	287710	1360	6/16/05	\$370,500	860	120	6	1916	3	5000	N	N	6548 4TH AVE NW
11	288010	0430	5/23/06	\$359,950	860	0	6	1918	3	3700	N	N	6714 CLEOPATRA PL NW
11	291920	0480	9/8/04	\$290,000	860	180	6	1910	3	3840	N	N	156 NW 82ND ST
11	046100	4105	1/23/06	\$441,000	870	580	6	1928	4	5000	N	N	7054 13TH AVE NW
11	291920	0760	12/13/05	\$324,650	870	200	6	1911	3	3840	N	N	124 N 80TH ST
11	291970	1110	9/15/05	\$282,000	870	0	6	1910	4	1903	N	N	8106 8TH AVE NW
11	758920	0194	5/10/06	\$379,950	870	300	6	1905	4	6600	N	N	1420 NW 83RD ST
11	287710	1400	5/23/06	\$385,000	880	0	6	1907	4	3750	N	N	6526 4TH AVE NW
11	291970	1150	11/20/06	\$330,000	880	0	6	1905	3	4800	N	N	639 NW 81ST ST
11	164650	1555	2/18/04	\$346,000	890	550	6	1915	3	4635	N	N	132 NW 78TH ST
11	937630	1060	2/14/05	\$367,500	890	0	6	1908	3	5000	N	N	8342 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	0475	2/9/05	\$260,000	900	0	6	1910	3	4635	N	N	125 N 77TH ST
11	751900	0700	6/7/04	\$367,500	900	580	6	1924	4	3605	N	N	309 NW 78TH ST
11	046100	2050	6/8/06	\$425,000	910	0	6	1914	3	5000	N	N	7357 14TH AVE NW
11	046100	4230	2/5/04	\$291,100	910	120	6	1924	3	5000	N	N	7007 11TH AVE NW
11	164650	1910	8/23/05	\$428,000	910	0	6	1916	3	3605	N	N	136 NW 77TH ST
11	200170	0070	4/20/05	\$362,500	910	0	6	1904	3	4000	N	N	153 NW 74TH ST
11	292270	0305	6/1/04	\$325,000	910	250	6	1922	4	4700	N	N	8337 DIBBLE AVE NW
11	162330	0185	12/12/05	\$510,000	920	150	6	1912	5	4485	N	N	7011 4TH AVE NW
11	162380	0090	8/24/06	\$385,000	920	0	6	1916	3	4000	N	N	625 NW 75TH ST
11	291920	0990	11/3/06	\$431,500	920	200	6	1919	4	3840	N	N	141 N 83RD ST
11	291920	1185	11/3/05	\$358,000	920	0	6	1905	3	3840	N	N	134 N 83RD ST
11	291970	0260	5/24/04	\$265,000	920	0	6	1909	3	5670	N	N	642 NW 84TH ST
11	937630	1330	10/20/06	\$410,000	920	0	6	1918	3	5000	N	N	8050 11TH AVE NW
11	937630	1330	5/26/06	\$357,000	920	0	6	1918	3	5000	N	N	8050 11TH AVE NW
11	530910	0865	1/24/05	\$249,950	930	0	6	1967	3	2708	N	N	6523 11TH AVE NW
11	751900	0185	5/5/05	\$320,000	930	0	6	1905	3	5150	N	N	327 NW 76TH ST
11	751900	2515	5/3/04	\$365,000	930	740	6	1927	4	3860	N	N	647 NW 76TH ST
11	164650	1320	9/2/04	\$371,500	940	0	6	1922	3	5200	N	N	7906 3RD AVE NW
11	287710	3060	9/17/04	\$381,000	940	80	6	1920	4	5000	N	N	6732 3RD AVE NW
11	162330	0880	7/25/06	\$420,000	950	0	6	1916	4	2950	N	N	7313 3RD AVE NW
11	164650	0400	5/15/06	\$425,000	950	120	6	1910	3	3090	N	N	110 N 76TH ST
11	164650	1845	6/21/05	\$460,000	960	0	6	1911	3	3090	N	N	110 NW 77TH ST
11	287710	2731	9/2/04	\$350,000	960	0	6	1915	3	3860	N	N	6745 3RD AVE NW
11	751900	1275	4/7/06	\$376,000	960	680	6	1922	4	5200	N	N	636 NW 79TH ST
11	751900	1900	8/18/04	\$326,500	960	0	6	1939	4	5150	N	N	615 NW 78TH ST
11	164650	2175	10/12/05	\$339,500	970	0	6	1910	4	5150	N	N	136 NW 76TH ST
11	288010	1180	7/12/06	\$445,000	980	0	6	1925	4	3370	N	N	6556 7TH AVE NW
11	164650	1465	9/18/06	\$330,500	990	0	6	1924	3	6240	N	N	115 NW 80TH ST
11	200070	0430	4/27/04	\$382,000	990	0	6	1911	3	2790	N	N	203 N 73RD ST
11	751900	0645	6/20/06	\$359,950	990	60	6	1923	3	5150	N	N	337 NW 78TH ST
11	162330	1205	2/2/05	\$355,000	1000	0	6	1908	4	6000	N	N	332 NW 74TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	2256	5/11/04	\$344,000	1000	0	6	1925	3	3510	N	N	7610 3RD AVE NW
11	291970	0775	12/21/05	\$418,000	1000	710	6	1924	4	4800	N	N	636 NW 82ND ST
11	164650	2140	5/22/06	\$385,000	1010	670	6	1914	4	4635	N	N	116 NW 76TH ST
11	202870	0435	3/23/04	\$325,000	1010	0	6	1913	3	5035	N	N	6708 DIBBLE AVE NW
11	288010	0250	10/2/06	\$375,000	1010	0	6	1910	3	3000	N	N	6741 7TH AVE NW
11	424040	0090	1/3/05	\$339,200	1010	0	6	1916	3	4100	N	N	7758 14TH AVE NW
11	305270	1120	9/13/06	\$461,000	1020	0	6	1904	5	3500	N	N	6732 12TH AVE NW
11	046100	4770	12/27/04	\$342,950	1030	0	6	1948	4	5000	N	N	7015 9TH AVE NW
11	202870	0565	8/25/06	\$424,000	1030	0	6	1924	3	3560	N	N	6712 DIVISION AVE NW
11	230140	0510	10/27/05	\$391,000	1030	220	6	1916	3	5000	N	N	7018 3RD AVE NW
11	291970	0135	9/25/06	\$539,000	1030	260	6	1916	4	2940	N	N	8401 6TH AVE NW
11	672870	0035	3/5/04	\$325,000	1030	0	6	1920	5	4095	N	N	7015 6TH AVE NW
11	751900	0795	9/1/05	\$405,000	1030	0	6	1918	4	5150	N	N	336 NW 78TH ST
11	162380	0275	9/2/05	\$380,000	1050	0	6	1916	4	4000	N	N	649 NW 74TH ST
11	200070	0360	6/13/06	\$467,500	1050	0	6	1919	3	6480	N	N	134 N 73RD ST
11	291920	0600	8/3/04	\$296,500	1050	0	6	1910	4	3840	N	N	132 NW 81ST ST
11	751900	2460	6/23/05	\$390,000	1060	0	6	1921	4	5150	N	N	644 NW 75TH ST
11	046100	3615	8/23/05	\$325,000	1120	0	6	1950	3	5000	N	N	7053 13TH AVE NW
11	046100	2570	3/2/06	\$349,500	1170	0	6	1914	3	2750	N	N	7358 MARY AVE NW
11	937630	0510	3/3/06	\$467,000	1170	780	6	1909	4	4600	N	N	8016 12TH AVE NW
11	291970	2695	6/15/05	\$379,950	1200	0	6	1911	3	2754	N	N	338 NW 84TH ST
11	530910	0615	12/29/05	\$320,000	1210	0	6	1908	5	4441	N	N	6747 11TH AVE NW
11	288010	0350	9/14/06	\$416,000	1260	0	6	1928	3	4000	N	N	6742 CLEOPATRA PL NW
11	291920	0190	2/17/05	\$350,000	1300	0	6	1910	3	3840	N	N	129 NW 84TH ST
11	287710	4000	7/11/06	\$477,500	1310	100	6	1925	3	4030	N	N	6738 PALATINE AVE N
11	287710	4000	3/16/06	\$355,000	1310	100	6	1925	3	4030	N	N	6738 PALATINE AVE N
11	288010	0565	3/26/05	\$337,850	1330	0	6	1927	3	3050	N	N	6747 CLEOPATRA PL NW
11	291970	1570	4/11/05	\$366,000	1340	0	6	1995	3	4320	N	N	334 NW 80TH ST
11	288010	0780	5/19/04	\$355,000	1430	0	6	1910	4	7200	N	N	6517 7TH AVE NW
11	288010	0820	8/21/06	\$507,500	1590	0	6	1906	5	5000	N	N	6533 7TH AVE NW
11	751900	0545	4/22/05	\$565,000	1650	0	6	1929	4	3708	N	N	330 NW 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	292170	0035	4/13/04	\$356,000	1680	0	6	1998	4	3240	N	N	8344 14TH AVE NW
11	046100	2030	7/21/05	\$330,000	540	0	7	1925	3	2800	N	N	7358 14TH AVE NW
11	530910	0855	3/24/04	\$316,000	690	0	7	1924	3	5145	N	N	6527 11TH AVE NW
11	202870	0600	1/12/05	\$285,000	710	0	7	1914	3	1800	N	N	6726 DIVISION AVE NW
11	937630	0790	6/1/06	\$415,000	730	0	7	1947	4	5000	N	N	8334 12TH AVE NW
11	046100	1585	10/13/04	\$386,000	740	600	7	1912	4	5000	N	N	7333 12TH AVE NW
11	530910	0575	10/13/05	\$375,000	740	0	7	1913	4	3638	N	N	6740 11TH AVE NW
11	046100	3505	3/17/06	\$379,000	760	190	7	1906	3	2500	N	N	7016 ALONZO AVE NW
11	417210	0180	12/16/04	\$455,000	760	200	7	1928	3	3670	N	N	7065 7TH AVE NW
11	045800	0235	5/31/06	\$450,000	770	770	7	1946	5	3740	N	N	1417 NW 83RD ST
11	287710	1031	5/20/05	\$538,500	770	0	7	1920	4	3000	N	N	6531 2ND AVE NW
11	424040	0075	9/8/05	\$435,000	770	770	7	1926	5	3860	N	N	7752 14TH AVE NW
11	288010	0705	11/16/04	\$284,000	780	0	7	1947	4	2870	N	N	6541 CLEOPATRA PL NW
11	732190	0095	5/25/04	\$320,000	780	0	7	1941	3	3500	N	N	6524 GREENWOOD AVE N
11	046100	5065	2/14/05	\$350,000	790	120	7	1944	3	5000	N	N	7029 DIBBLE AVE NW
11	162330	1170	7/27/05	\$352,000	790	0	7	1911	4	3000	N	N	308 NW 74TH ST
11	287710	3521	2/25/04	\$335,000	790	0	7	1914	3	4333	N	N	6742 SYCAMORE AVE NW
11	530910	0515	7/29/04	\$400,000	790	790	7	1910	4	4160	N	N	6756 11TH AVE NW
11	530910	1050	10/27/06	\$444,000	790	0	7	1909	4	4010	N	N	6530 11TH AVE NW
11	046100	1215	8/8/05	\$325,000	800	0	7	1909	3	2750	N	N	7361 11TH AVE NW
11	291970	0460	7/14/05	\$399,950	800	420	7	1951	4	3600	N	N	610 NW 83RD ST
11	291970	2020	3/16/05	\$405,000	800	580	7	1918	4	3600	N	N	307 NW 83RD ST
11	349130	0145	10/21/05	\$290,000	800	0	7	1907	5	6350	N	N	7759 14TH AVE NW
11	046100	0875	2/23/04	\$326,000	820	0	7	1937	4	3300	N	N	7348 10TH AVE NW
11	291970	2725	3/9/05	\$415,000	820	0	7	1924	4	4150	N	N	350 NW 84TH ST
11	417210	0070	3/11/04	\$290,000	820	0	7	1947	3	5970	N	N	7054 CLEOPATRA PL NW
11	164650	1575	2/23/06	\$422,500	830	820	7	1925	4	4635	N	N	140 NW 78TH ST
11	291970	2255	6/9/06	\$503,000	830	500	7	1910	4	4800	N	N	327 NW 84TH ST
11	751900	2220	3/28/05	\$390,000	830	610	7	2004	3	2575	N	N	622 NE 75TH ST
11	751900	2545	1/25/05	\$360,000	830	590	7	1991	3	2575	N	N	633 NW 76TH ST
11	937630	1160	4/6/05	\$320,000	830	80	7	1925	3	4600	N	N	8331 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	4195	10/16/06	\$395,000	840	0	7	1908	4	5000	N	N	7023 11TH AVE NW
11	046100	4270	6/17/04	\$400,000	840	120	7	1923	3	5000	N	N	7010 12TH AVE NW
11	292270	1305	5/12/06	\$419,950	840	120	7	1910	3	4220	N	N	8021 8TH AVE NW
11	292270	2160	3/15/05	\$330,000	840	0	7	1941	3	4820	N	N	807 NW 80TH ST
11	202870	1165	7/17/06	\$415,000	850	200	7	1927	4	2570	N	N	6512 DIVISION AVE NW
11	202870	1185	6/30/04	\$235,000	850	140	7	1927	3	2600	N	N	6524 DIVISION AVE NW
11	292270	2855	6/8/05	\$442,000	850	600	7	2005	5	2590	N	N	856 NW 75TH ST
11	162330	1185	11/18/05	\$453,200	860	0	7	1922	4	4500	N	N	318 NW 74TH ST
11	202870	1075	9/28/04	\$371,000	860	0	7	1924	4	4240	N	N	6526 DIBBLE AVE NW
11	287710	1406	5/5/06	\$410,000	860	0	7	1905	3	3750	N	N	6524 4TH AVE NW
11	288010	0640	12/23/05	\$364,950	860	0	7	2004	3	2800	N	N	6519 CLEOPATRA PL NW
11	751900	2190	4/1/04	\$345,000	860	0	7	1924	3	5150	N	N	610 NW 75TH ST
11	046100	2370	5/13/05	\$407,000	870	0	7	1928	3	5000	N	N	7325 ALONZO AVE NW
11	287710	1421	8/15/06	\$475,000	870	0	7	1916	4	3750	N	N	6516 4TH AVE NW
11	292270	2816	6/23/05	\$339,000	870	0	7	1942	3	3760	N	N	7514 9TH AVE NW
11	292270	3245	12/13/04	\$282,500	870	0	7	1916	3	5700	N	N	7623 8TH AVE NW
11	046100	4910	7/21/06	\$395,000	880	0	7	1926	3	3750	N	N	7032 10TH AVE NW
11	164650	2430	7/27/06	\$520,000	880	150	7	1924	3	3060	N	N	7507 1ST AVE NW
11	287710	1990	7/9/04	\$430,000	880	680	7	2004	3	3215	N	N	6531 6TH AVE NW
11	292270	2776	2/26/04	\$284,500	880	0	7	1942	3	3760	N	N	7534 9TH AVE NW
11	292270	2801	8/6/04	\$317,000	880	0	7	1942	3	3760	N	N	7522 9TH AVE NW
11	200120	0030	1/27/04	\$324,000	890	120	7	1941	3	4000	N	N	121 NW 75TH ST
11	202870	0380	9/9/05	\$450,000	890	0	7	1914	4	5300	N	N	6711 DIBBLE AVE NW
11	287710	3991	8/21/06	\$449,950	890	430	7	1971	3	4030	N	N	6740 PALATINE AVE N
11	287710	4290	4/3/06	\$488,000	890	0	7	1919	3	4600	N	N	7015 SYCAMORE AVE NW
11	292270	1554	4/11/06	\$460,000	890	200	7	1942	3	5640	N	N	7750 9TH AVE NW
11	349130	0147	6/29/05	\$402,000	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	530910	1180	5/19/05	\$338,000	890	0	7	1925	3	5350	N	N	6519 10TH AVE NW
11	046100	2140	11/9/04	\$330,000	900	220	7	1950	3	5000	N	N	7309 14TH AVE NW
11	758970	0012	4/4/05	\$372,000	900	580	7	1939	3	4800	N	N	1308 NW 80TH ST
11	046100	1225	3/20/06	\$479,950	910	0	7	1927	4	5000	N	N	7353 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	0380	6/15/05	\$397,000	910	400	7	1973	3	3090	N	N	118 N 76TH ST
11	164650	0385	8/23/04	\$350,000	910	400	7	1973	3	3090	N	N	116 N 76TH ST
11	202870	0487	7/16/04	\$359,000	910	0	7	1926	4	2800	N	N	832 NW 67TH ST
11	202870	0505	12/9/05	\$435,000	910	0	7	1926	4	3710	N	N	6711 DIVISION AVE NW
11	291970	0600	9/20/05	\$411,500	910	0	7	1937	4	4800	N	N	645 NW 83RD ST
11	732190	0065	12/1/04	\$351,500	910	0	7	1915	4	2590	N	N	6520 GREENWOOD AVE N
11	758920	0165	8/21/06	\$456,000	910	160	7	1949	3	5280	N	N	8314 MARY AVE NW
11	162380	0300	8/29/06	\$418,000	920	0	7	1926	3	3000	N	N	637 NW 74TH ST
11	424040	0105	10/30/06	\$395,000	920	100	7	1940	3	4070	N	N	1311 NW 80TH ST
11	046100	0470	6/23/06	\$515,000	930	650	7	1929	4	5000	N	N	7312 9TH AVE NW
11	230140	0325	5/12/06	\$610,000	930	830	7	1906	4	4500	N	N	7206 2ND AVE NW
11	291920	1030	7/5/06	\$440,000	930	340	7	1910	5	3840	N	N	142 N 82ND ST
11	292270	2145	7/11/06	\$400,000	930	300	7	1941	3	5700	N	N	7911 8TH AVE NW
11	046100	3520	11/15/04	\$280,000	940	0	7	1909	3	5000	N	N	7024 ALONZO AVE NW
11	162380	0440	9/15/05	\$430,000	940	520	7	1990	3	3000	N	N	702 NW 73RD ST
11	162380	0505	7/10/05	\$389,000	940	0	7	1906	3	4160	N	N	713 NW 73RD ST
11	164650	0050	2/13/04	\$364,000	940	250	7	1939	4	4120	N	N	132 N 75TH ST
11	291970	1425	7/25/05	\$334,000	940	0	7	1910	3	4800	N	N	327 NW 81ST ST
11	349130	0165	2/16/06	\$393,500	940	0	7	1912	4	5080	N	N	7745 14TH AVE NW
11	520010	0055	3/13/06	\$449,900	940	270	7	1929	3	3478	N	N	6525 12TH AVE NW
11	530910	0085	7/17/06	\$457,000	940	0	7	1921	4	3566	N	N	6729 9TH AVE NW
11	530910	1235	8/22/04	\$288,000	940	0	7	1907	3	3750	N	N	6524 10TH AVE NW
11	751900	1230	11/23/05	\$381,000	940	0	7	1912	3	5200	N	N	614 NW 79TH ST
11	751900	2495	5/13/05	\$487,500	940	480	7	1925	4	7416	N	N	655 NW 76TH ST
11	046100	0295	5/11/04	\$415,000	950	790	7	1926	4	6000	N	N	7354 DIBBLE AVE NW
11	162330	0165	6/13/05	\$555,000	950	750	7	1918	4	5000	N	N	408 NW 70TH ST
11	164650	2620	7/11/05	\$315,000	950	0	7	1924	3	4429	N	N	145 NW 76TH ST
11	530910	1145	7/26/06	\$439,000	950	0	7	1918	3	5350	N	N	6533 10TH AVE NW
11	751900	2525	4/1/05	\$424,000	950	0	7	1931	3	3860	N	N	643 NW 76TH ST
11	937630	0345	8/19/05	\$424,950	950	0	7	1906	4	5000	N	N	7750 12TH AVE NW
11	046100	0935	11/27/06	\$447,000	960	0	7	1927	3	5000	N	N	7349 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	3270	7/3/06	\$430,000	960	240	7	1906	3	5000	N	N	7016 MARY AVE NW
11	046100	4670	7/6/05	\$400,000	960	0	7	1913	3	4200	N	N	7057 9TH AVE NW
11	046100	4685	2/3/04	\$339,000	960	480	7	1913	4	4300	N	N	7053 9TH AVE NW
11	162330	0580	4/26/05	\$370,000	960	0	7	1930	3	3000	N	N	7220 5TH AVE NW
11	162330	0855	2/10/05	\$378,000	960	180	7	1926	4	4000	N	N	315 NW 74TH ST
11	164650	1920	11/30/06	\$482,000	960	400	7	1925	4	4120	N	N	140 NW 77TH ST
11	202870	0426	7/7/05	\$390,500	960	200	7	1913	4	3710	N	N	836 NW 67TH ST
11	291920	0485	4/12/05	\$382,500	960	210	7	1946	3	3840	N	N	8114 3RD AVE NW
11	292270	2420	6/24/05	\$369,000	960	0	7	1928	3	5000	N	N	7545 10TH AVE NW
11	530910	0540	4/1/05	\$386,000	960	860	7	1913	3	3638	N	N	6750 11TH AVE NW
11	751900	0980	9/8/06	\$525,000	960	300	7	1920	3	3860	N	N	308 NW 79TH ST
11	751900	0980	7/14/04	\$400,000	960	300	7	1920	3	3860	N	N	308 NW 79TH ST
11	751900	1120	8/8/06	\$483,000	960	350	7	1920	4	4120	N	N	339 NW 80TH ST
11	937630	0325	5/25/04	\$380,000	960	480	7	1940	3	5000	N	N	7740 12TH AVE NW
11	287710	2050	9/15/06	\$619,000	970	0	7	1925	4	4840	N	N	6703 6TH AVE NW
11	292270	1075	7/13/04	\$361,500	970	0	7	1937	3	4700	N	N	8055 DIBBLE AVE NW
11	937630	0355	3/24/05	\$349,950	970	720	7	1945	3	5235	N	N	1115 NW 80TH ST
11	937630	0800	3/24/04	\$267,500	980	0	7	1922	3	5000	N	N	8340 12TH AVE NW
11	164650	0240	3/29/04	\$379,950	990	0	7	1911	4	3090	N	N	135 N 76TH ST
11	164650	0395	6/22/04	\$399,950	990	150	7	1910	3	3090	N	N	112 N 76TH ST
11	287710	1786	7/10/06	\$530,000	990	0	7	1912	4	3750	N	N	6551 5TH AVE NW
11	287710	1846	2/25/04	\$317,000	990	0	7	1911	4	3750	N	N	6538 6TH AVE NW
11	288010	0130	12/11/06	\$461,000	990	0	7	1945	4	4970	N	N	6752 7TH AVE NW
11	288010	0130	5/26/04	\$353,000	990	0	7	1945	4	4970	N	N	6752 7TH AVE NW
11	292270	0435	3/23/05	\$439,950	990	200	7	1938	3	5700	N	N	8316 DIBBLE AVE NW
11	292270	1590	9/16/04	\$360,000	990	0	7	1930	3	3860	N	N	7738 9TH AVE NW
11	751900	1165	10/24/05	\$403,800	990	0	7	1926	4	3860	N	N	317 NW 80TH ST
11	046100	4730	4/19/04	\$300,000	1000	0	7	1959	4	5000	N	N	7033 9TH AVE NW
11	200070	0091	6/2/04	\$357,000	1000	260	7	1951	3	4590	N	N	103 N 75TH ST
11	200120	0125	4/21/05	\$507,000	1000	300	7	1945	4	4000	N	N	120 NW 74TH ST
11	200120	0125	2/16/05	\$461,000	1000	300	7	1945	4	4000	N	N	120 NW 74TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	045800	0290	9/27/05	\$416,000	1010	0	7	1926	3	5080	N	N	8025 14TH AVE NW
11	046100	1795	4/9/04	\$405,000	1010	210	7	1924	4	3900	N	N	7355 13TH AVE NW
11	230140	0400	10/17/05	\$455,300	1010	0	7	1925	3	5000	N	N	202 NW 72ND ST
11	292270	2315	4/19/06	\$420,000	1010	0	7	1910	3	4000	N	N	7507 10TH AVE NW
11	530910	0790	7/20/06	\$495,000	1010	0	7	1915	3	4658	N	N	6549 11TH AVE NW
11	758970	0080	4/13/06	\$467,225	1010	190	7	1946	3	5080	N	N	8026 13TH AVE NW
11	937630	2300	8/5/05	\$460,000	1010	830	7	1941	3	5000	N	N	8316 10TH AVE NW
11	046100	1645	4/25/06	\$399,995	1020	0	7	1950	4	5000	N	N	1204 NW 73RD ST
11	202870	0340	8/16/06	\$460,000	1020	0	7	1907	3	5300	N	N	6720 9TH AVE NW
11	287710	3097	4/28/05	\$350,000	1020	0	7	1985	3	2500	N	N	6710 3RD AVE NW
11	287710	3751	3/4/05	\$535,000	1020	600	7	1923	5	3750	N	N	6744 1ST AVE NW
11	291920	0315	5/5/04	\$377,000	1020	0	7	1925	4	3840	N	N	152 NW 83RD ST
11	349130	0161	8/9/06	\$450,000	1020	840	7	1940	4	5715	N	N	7738 MARY AVE NW
11	046100	4015	8/26/05	\$520,000	1030	0	7	1928	4	6250	N	N	7012 13TH AVE NW
11	287710	1615	6/4/04	\$380,000	1030	790	7	1911	4	5000	N	N	6538 5TH AVE NW
11	287710	2990	9/21/04	\$395,000	1030	230	7	1923	3	5000	N	N	6753 2ND AVE NW
11	291920	0155	11/22/04	\$424,000	1030	740	7	2002	3	3840	N	N	157 NW 84TH ST
11	751900	1815	7/21/04	\$379,950	1030	250	7	1946	3	4841	N	N	7714 8TH AVE NW
11	937630	1440	3/21/06	\$429,000	1030	290	7	1928	3	5000	N	N	8011 10TH AVE NW
11	937630	1440	2/11/04	\$370,000	1030	290	7	1928	3	5000	N	N	8011 10TH AVE NW
11	162380	0010	12/1/04	\$331,500	1040	0	7	1910	4	3600	N	N	7418 8TH AVE NW
11	162380	0010	3/7/06	\$412,000	1040	0	7	1910	4	3600	N	N	7418 8TH AVE NW
11	164650	0955	11/3/04	\$342,000	1040	0	7	1908	4	4635	N	N	107 N 79TH ST
11	287710	4120	12/2/04	\$460,000	1040	300	7	1918	4	4030	N	N	7010 PALATINE AVE N
11	287710	4120	5/5/04	\$428,475	1040	300	7	1918	4	4030	N	N	7010 PALATINE AVE N
11	292270	1835	8/19/04	\$350,000	1040	350	7	1940	3	4700	N	N	7751 DIBBLE AVE NW
11	937630	2050	7/22/05	\$549,000	1040	300	7	1975	3	4040	N	N	906 NW 77TH ST
11	012503	9025	9/16/05	\$396,000	1050	0	7	1927	3	3680	N	N	7230 3RD AVE NW
11	012503	9025	2/17/06	\$432,000	1050	0	7	1927	3	3680	N	N	7230 3RD AVE NW
11	012503	9058	3/17/04	\$280,000	1050	360	7	1925	3	3520	N	N	7010 8TH AVE NW
11	046100	0005	10/18/04	\$311,340	1050	0	7	1913	3	3210	N	N	7421 8TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	1415	7/12/04	\$400,500	1050	0	7	1920	3	4680	N	N	133 NW 80TH ST
11	287710	1780	8/8/06	\$490,000	1050	0	7	1912	3	3750	N	N	6547 5TH AVE NW
11	012503	9006	6/17/05	\$412,700	1060	0	7	1925	4	3600	N	N	814 NW 70TH ST
11	162330	0815	3/7/05	\$430,000	1060	240	7	1924	3	5000	N	N	333 NW 74TH ST
11	291970	0410	4/27/05	\$330,000	1060	400	7	1912	2	4800	N	N	607 NW 84TH ST
11	291970	0410	2/2/05	\$285,000	1060	400	7	1912	2	4800	N	N	607 NW 84TH ST
11	291970	1475	4/8/04	\$310,000	1060	180	7	1923	3	4800	N	N	8017 3RD AVE NW
11	200070	0225	10/14/04	\$400,000	1070	0	7	1947	3	3240	N	N	149 N 74TH ST
11	292270	2555	8/10/04	\$337,000	1070	0	7	1945	3	4700	N	N	7510 10TH AVE NW
11	349130	0163	11/28/06	\$440,000	1070	200	7	1913	4	6350	N	N	7741 14TH AVE NW
11	520010	0105	9/8/04	\$354,000	1070	300	7	1929	3	3478	N	N	6543 12TH AVE NW
11	520010	0195	10/26/05	\$399,000	1070	0	7	1928	4	4007	N	N	6546 12TH AVE NW
11	758970	0014	12/22/04	\$359,950	1070	500	7	1940	3	5494	N	N	1302 NW 80TH ST
11	937630	1475	6/16/05	\$477,500	1070	140	7	1939	4	4500	N	N	7706 11TH AVE NW
11	287710	1795	8/12/04	\$410,000	1080	250	7	1912	4	3750	N	N	6555 5TH AVE NW
11	292270	1410	3/22/04	\$274,500	1080	0	7	1950	3	4800	N	N	8217 8TH AVE NW
11	507540	0105	10/5/04	\$400,000	1080	0	7	1928	5	5120	N	N	7712 14TH AVE NW
11	530910	0920	2/17/06	\$395,000	1080	120	7	1925	3	5350	N	N	6526 11TH AVE NW
11	045800	0295	5/5/05	\$473,500	1090	0	7	1924	3	5080	N	N	8027 14TH AVE NW
11	162330	0670	8/11/06	\$635,000	1090	0	7	1911	4	5120	N	N	7231 4TH AVE NW
11	202870	0865	10/26/04	\$385,000	1090	0	7	1906	4	5300	N	N	6542 9TH AVE NW
11	751900	0275	1/13/04	\$380,000	1090	0	7	1911	3	4621	N	N	320 NW 76TH ST
11	162380	0430	2/19/05	\$395,000	1100	490	7	1984	3	3000	N	N	624 NW 73RD ST
11	230140	0615	11/8/05	\$650,000	1100	0	7	1926	4	6000	Y	N	7032 2ND AVE NW
11	230140	0615	9/1/06	\$700,000	1100	0	7	1926	4	6000	Y	N	7032 2ND AVE NW
11	287710	0330	1/3/05	\$542,500	1100	260	7	1910	4	5000	Y	N	6543 PALATINE AVE N
11	287710	0675	5/18/04	\$485,000	1100	570	7	1913	5	2500	Y	N	6528 SYCAMORE AVE NW
11	287710	2541	4/26/05	\$460,000	1100	320	7	1938	3	4500	N	N	6750 5TH AVE NW
11	292270	1785	10/27/05	\$446,000	1100	150	7	1938	3	4700	N	N	7731 DIBBLE AVE NW
11	305270	0835	8/3/05	\$410,000	1100	240	7	1945	3	5000	N	N	6748 13TH AVE NW
11	046100	3375	5/22/06	\$549,000	1110	440	7	1947	4	5000	N	N	7055 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
11	162330	0508	2/8/06	\$550,000	1110	480	7	1951	3	4010	N	N	502 NW 72ND ST	
11	288010	0140	10/18/06	\$535,000	1110	150	7	1945	3	4970	N	N	6756 7TH AVE NW	
11	291970	0840	11/13/06	\$525,000	1110	0	7	1910	3	4800	N	N	651 NW 82ND ST	
11	291970	2685	4/12/04	\$336,000	1110	0	7	1945	4	5490	N	N	332 NW 84TH ST	
11	520010	0185	11/18/04	\$411,000	1110	0	7	1928	4	4005	N	N	6550 12TH AVE NW	
11	530910	0595	2/20/04	\$370,000	1110	0	7	1908	4	5350	N	N	6732 11TH AVE NW	
11	758970	0032	9/26/06	\$505,000	1110	870	7	1941	3	5289	N	N	8026 14TH AVE NW	
11	758970	0032	1/8/04	\$350,000	1110	870	7	1941	3	5289	N	N	8026 14TH AVE NW	
11	937630	0215	4/14/04	\$419,000	1110	250	7	1940	3	5000	N	N	7511 11TH AVE NW	
11	937630	1230	5/23/05	\$370,000	1110	0	7	1937	3	4740	N	N	1012 NW 80TH ST	
11	046100	1260	2/9/05	\$347,500	1120	0	7	1953	3	3500	N	N	7337 11TH AVE NW	
11	046100	2150	7/5/06	\$478,000	1120	880	7	1950	3	3750	N	N	7303 14TH AVE NW	
11	287710	1545	5/4/06	\$550,000	1120	600	7	1975	3	5000	N	N	6547 4TH AVE NW	
11	349130	0248	7/5/06	\$473,000	1120	470	7	1942	3	5400	N	N	7502 MARY AVE NW	
11	937630	1170	8/29/05	\$420,000	1120	250	7	1950	3	5000	N	N	8327 10TH AVE NW	
11	046100	0380	2/9/05	\$432,000	1130	150	7	1925	5	5000	N	N	7331 DIBBLE AVE NW	
11	202870	0805	11/4/04	\$335,000	1130	0	7	1906	3	5300	N	N	6547 DIBBLE AVE NW	
11	349130	0162	4/1/05	\$302,000	1130	0	7	1912	3	5080	N	N	7748 MARY AVE NW	
11	520010	0230	12/3/04	\$426,000	1130	620	7	1925	4	4348	N	N	6528 12TH AVE NW	
11	751900	1850	7/25/05	\$474,000	1130	0	7	1912	5	3860	N	N	639 NW 78TH ST	
11	200120	0015	11/6/06	\$489,000	1140	200	7	1916	4	4000	N	N	109 NW 75TH ST	
11	520010	0240	4/12/06	\$500,000	1140	620	7	1926	3	4356	N	N	6522 12TH AVE NW	
11	230140	0405	4/26/06	\$440,000	1150	780	7	1950	3	5000	N	N	214 NW 72ND ST	
11	292270	1770	12/2/05	\$424,000	1150	0	7	1938	3	4700	N	N	7725 DIBBLE AVE NW	
11	292270	1770	6/27/06	\$461,000	1150	0	7	1938	3	4700	N	N	7725 DIBBLE AVE NW	
11	292270	1900	5/11/04	\$390,000	1150	0	7	1938	3	5700	N	N	7744 DIBBLE AVE NW	
11	417210	0060	7/12/06	\$429,950	1150	0	7	1929	4	3350	N	N	7032 8TH AVE NW	
11	544530	0040	5/3/06	\$375,000	1150	180	7	1930	4	4445	N	N	7534 MARY AVE NW	
11	751900	1130	3/12/04	\$310,000	1150	0	7	1926	3	3605	N	N	335 NW 80TH ST	
11	012503	9001	10/3/06	\$525,000	1160	410	7	1947	3	4220	N	N	115 NW 73RD ST	
11	045800	0075	9/14/05	\$450,000	1160	820	7	1929	4	3450	N	N	1481 NW 83RD ST	

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	4170	11/13/06	\$420,500	1160	0	7	1945	3	5000	N	N	7041 11TH AVE NW
11	202870	0140	7/21/05	\$440,000	1160	0	7	1973	4	5300	N	N	6740 DIBBLE AVE NW
11	291920	0335	6/3/04	\$285,000	1160	0	7	1980	3	3840	N	N	149 NW 83RD ST
11	291970	0685	5/16/05	\$390,000	1160	0	7	1914	4	4670	N	N	603 NW 83RD ST
11	292270	0695	11/8/06	\$410,000	1160	440	7	1941	3	5360	N	N	8017 9TH AVE NW
11	292270	2430	9/21/06	\$479,950	1160	0	7	1900	3	5000	N	N	7553 10TH AVE NW
11	287710	2690	11/30/04	\$340,000	1170	420	7	1921	3	4200	N	N	6723 3RD AVE NW
11	291970	1056	11/30/06	\$468,000	1170	0	7	1939	4	5856	N	N	638 NW 81ST ST
11	349130	0178	5/17/05	\$440,000	1170	330	7	1926	3	4528	N	N	7727 14TH AVE NW
11	937630	1231	10/3/05	\$379,950	1170	0	7	1936	3	5600	N	N	1016 NW 80TH ST
11	046100	5580	6/9/06	\$450,000	1180	290	7	1926	3	3000	N	N	7056 DIBBLE AVE NW
11	287710	0425	5/14/04	\$430,000	1180	120	7	1916	4	5000	N	N	6532 1ST AVE NW
11	292270	1450	11/9/06	\$449,000	1180	0	7	1997	3	1514	N	N	7741 9TH AVE NW
11	520010	0030	10/23/06	\$449,500	1180	0	7	1929	3	3578	N	N	6511 12TH AVE NW
11	046100	1255	4/18/06	\$439,900	1190	0	7	1909	4	3750	N	N	7341 11TH AVE NW
11	162330	1080	7/21/04	\$449,950	1190	460	7	1932	5	6000	N	N	329 NW 75TH ST
11	520010	0050	6/16/05	\$414,000	1190	460	7	1929	3	3478	N	N	6521 12TH AVE NW
11	530910	0675	9/1/05	\$374,950	1190	0	7	1928	4	4062	N	N	6729 11TH AVE NW
11	937630	0315	4/19/04	\$423,000	1190	0	7	1920	4	5000	N	N	7738 12TH AVE NW
11	162380	0255	6/16/06	\$415,000	1200	0	7	1930	4	2565	N	N	7312 8TH AVE NW
11	164650	0445	8/10/04	\$402,500	1200	0	7	1909	4	4635	N	N	111 N 77TH ST
11	287710	0051	5/13/04	\$525,000	1200	0	7	1916	3	4000	N	N	6525 GREENWOOD AVE N
11	287710	1130	4/21/06	\$515,000	1200	1100	7	1923	4	5000	N	N	6542 3RD AVE NW
11	287710	3436	1/31/06	\$452,800	1200	0	7	1920	3	4000	N	N	6735 1ST AVE NW
11	530910	0880	6/23/06	\$405,000	1200	0	7	1915	3	2925	N	N	6517 11TH AVE NW
11	046100	1575	6/26/06	\$500,000	1210	300	7	1957	4	5000	N	N	7337 12TH AVE NW
11	291920	0620	6/18/04	\$364,471	1210	130	7	1941	4	3840	N	N	148 NW 81ST ST
11	291970	1620	10/4/05	\$443,000	1210	120	7	1951	3	4680	N	N	357 NW 82ND ST
11	292270	1750	4/15/04	\$410,000	1210	0	7	1928	3	3525	N	N	7717 DIBBLE AVE NW
11	305270	1171	9/20/06	\$455,000	1210	0	7	1928	3	2640	N	N	1112 NW 67TH ST
11	937630	0030	12/1/04	\$432,000	1210	0	7	1928	3	3300	N	N	7516 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	0375	9/1/05	\$395,000	1210	100	7	1906	3	4300	N	N	7751 11TH AVE NW
11	046100	1890	8/2/06	\$425,000	1220	320	7	1954	3	5000	N	N	7309 13TH AVE NW
11	291970	2645	7/23/04	\$350,000	1220	0	7	1928	3	4090	N	N	314 NW 84TH ST
11	292270	0395	9/10/04	\$342,000	1220	0	7	1912	4	5700	N	N	8336 DIBBLE AVE NW
11	046100	2065	11/30/06	\$375,000	1230	0	7	1945	3	5000	N	N	7347 14TH AVE NW
11	046100	3655	11/9/06	\$499,500	1230	0	7	1902	4	4310	N	N	7037 13TH AVE NW
11	292270	0027	5/25/05	\$338,000	1230	0	7	1992	3	1542	N	N	8347 9TH AVE NW
11	046100	3290	6/18/04	\$395,000	1240	330	7	1928	3	5000	N	N	7026 MARY AVE NW
11	417210	0220	4/27/05	\$465,000	1250	0	7	1928	4	3744	N	N	7040 7TH AVE NW
11	530910	1265	12/29/04	\$442,000	1250	0	7	1909	3	3750	N	N	6512 10TH AVE NW
11	758970	0044	11/18/04	\$390,425	1250	180	7	1949	3	5080	N	N	8047 13TH AVE NW
11	162380	0125	4/28/06	\$394,000	1260	0	7	1907	3	3000	N	N	609 NW 75TH ST
11	164650	0690	6/7/05	\$556,000	1260	0	7	1915	5	4635	N	N	7710 1ST AVE NW
11	349130	0009	3/24/04	\$375,000	1260	0	7	1929	4	4320	N	N	7509 MARY AVE NW
11	349130	0010	9/27/04	\$350,000	1260	0	7	1969	4	3870	N	N	1484 NW 75TH ST
11	520010	0085	6/3/05	\$375,000	1260	600	7	1929	3	3478	N	N	6535 12TH AVE NW
11	162380	0330	1/2/04	\$377,000	1270	0	7	1910	3	3000	N	N	623 NW 74TH ST
11	287710	1641	6/25/04	\$414,000	1270	0	7	1927	4	3700	N	N	6524 5TH AVE NW
11	287710	2010	12/18/06	\$500,000	1270	200	7	1925	4	3215	N	N	6541 6TH AVE NW
11	291920	0900	4/6/05	\$376,000	1270	0	7	1916	3	3840	N	N	128 N 81ST ST
11	291920	1095	6/9/04	\$424,000	1270	0	7	1926	4	3840	N	N	109 N 84TH ST
11	291920	1095	6/5/06	\$470,000	1270	0	7	1926	4	3840	N	N	109 N 84TH ST
11	305270	1030	5/7/04	\$392,000	1270	0	7	1923	3	3750	N	N	6745 12TH AVE NW
11	417210	0240	4/20/04	\$465,000	1270	500	7	1929	5	3744	N	N	7036 7TH AVE NW
11	424040	0010	3/30/05	\$500,000	1270	0	7	1924	4	5588	N	N	7726 14TH AVE NW
11	937630	2271	5/25/06	\$544,000	1270	0	7	1910	5	4530	N	N	912 NW 83RD ST
11	291970	1470	7/30/04	\$320,000	1280	0	7	1989	3	2400	N	N	307 NW 81ST ST
11	292270	2690	2/25/05	\$357,800	1280	0	7	1988	3	2350	N	N	7541 9TH AVE NW
11	292270	3135	11/2/06	\$519,000	1280	0	7	1929	4	3370	N	N	818 NW 75TH ST
11	305270	0782	4/19/06	\$390,000	1280	0	7	1991	3	2500	N	N	6741 13TH AVE NW
11	424040	0125	8/31/06	\$499,950	1280	100	7	1940	3	3680	N	N	7556 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	530910	0715	1/20/05	\$349,200	1280	0	7	1928	4	4062	N	N	6713 11TH AVE NW
11	937630	1675	8/7/06	\$400,000	1280	0	7	1928	3	4300	N	N	7713 10TH AVE NW
11	046100	5475	8/31/05	\$355,000	1290	0	7	1911	3	5650	N	N	7015 8TH AVE NW
11	291970	2315	3/24/05	\$375,000	1290	0	7	1928	4	2500	N	N	8317 3RD AVE NW
11	164650	0920	12/1/06	\$572,000	1300	580	7	1964	3	4635	N	N	112 N 78TH ST
11	202870	0525	12/22/05	\$539,900	1300	650	7	1993	3	5300	N	N	6723 DIVISION AVE NW
11	937630	1690	5/25/04	\$385,000	1300	0	7	1928	3	4300	N	N	7705 10TH AVE NW
11	162380	0425	6/13/06	\$515,000	1310	0	7	1916	3	3000	N	N	622 NW 73RD ST
11	164650	0495	6/25/04	\$390,000	1310	0	7	1919	4	3090	N	N	135 N 77TH ST
11	287710	0926	5/6/05	\$525,000	1310	0	7	1921	4	5000	N	N	6520 2ND AVE NW
11	287710	1350	8/31/06	\$469,000	1310	0	7	1916	4	5000	N	N	6550 4TH AVE NW
11	288010	0375	8/23/04	\$380,000	1310	0	7	1928	3	4000	N	N	6734 CLEOPATRA PL NW
11	291920	0355	11/3/06	\$454,700	1310	0	7	1926	3	3648	N	N	133 NW 83RD ST
11	292270	2695	5/3/04	\$335,000	1310	0	7	1988	3	2350	N	N	7545 9TH AVE NW
11	046100	1025	9/21/06	\$488,700	1320	280	7	1928	4	3500	N	N	7309 10TH AVE NW
11	202870	0785	12/14/05	\$365,000	1320	0	7	1987	3	2650	N	N	6533 DIBBLE AVE NW
11	202870	1085	9/7/04	\$325,000	1320	0	7	1913	4	2555	N	N	832 NW 65TH ST
11	202870	1085	8/29/06	\$419,950	1320	0	7	1913	4	2555	N	N	832 NW 65TH ST
11	291970	0705	3/22/04	\$378,000	1320	420	7	1910	3	4800	N	N	606 NW 82ND ST
11	507540	0100	8/19/05	\$529,950	1320	310	7	1926	3	5248	N	N	7708 14TH AVE NW
11	530910	0445	4/27/04	\$332,500	1320	0	7	1985	3	2675	N	N	6728 11TH AVE NW
11	046100	0120	7/7/05	\$375,000	1330	0	7	1927	4	4320	N	N	7311 8TH AVE NW
11	288010	0625	12/6/04	\$365,000	1330	0	7	1926	5	2790	N	N	6511 CLEOPATRA PL NW
11	288010	0625	12/7/06	\$475,000	1330	0	7	1926	5	2790	N	N	6511 CLEOPATRA PL NW
11	291970	0695	3/15/04	\$370,000	1330	0	7	1928	4	4670	N	N	602 NW 82ND ST
11	424040	0235	4/20/06	\$426,000	1330	0	7	1925	4	4100	N	N	1206 NW 75TH ST
11	751900	1890	8/7/06	\$423,950	1330	0	7	1990	3	2575	N	N	619 NW 78TH ST
11	045800	0070	10/10/05	\$350,000	1340	0	7	1928	3	3440	N	N	1477 NW 83RD ST
11	164650	1595	4/4/05	\$445,000	1340	0	7	1927	4	3090	N	N	148 NW 78TH ST
11	202870	0170	3/1/05	\$472,500	1340	0	7	1944	4	5300	N	N	6754 DIBBLE AVE NW
11	291970	0670	9/13/04	\$483,000	1340	920	7	1950	3	7200	N	N	609 NW 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	732190	0145	8/1/06	\$589,950	1340	0	7	1918	4	1750	N	N	6538 GREENWOOD AVE N
11	751900	0510	3/5/04	\$425,000	1350	0	7	1928	4	3860	N	N	314 NW 77TH ST
11	291970	0170	6/11/04	\$367,500	1360	0	7	1927	3	3920	N	N	608 NW 84TH ST
11	291970	0180	3/5/04	\$334,900	1360	300	7	1924	3	3920	N	N	612 NW 84TH ST
11	751900	0606	1/3/06	\$455,000	1360	0	7	1928	3	2948	N	N	7718 6TH AVE NW
11	937630	1030	11/24/04	\$459,000	1360	800	7	1925	3	5000	N	N	8326 11TH AVE NW
11	046100	3385	4/15/04	\$370,000	1370	0	7	1945	3	5000	N	N	7051 14TH AVE NW
11	287710	1830	11/9/05	\$499,950	1370	820	7	1928	4	5000	N	N	6546 6TH AVE NW
11	292270	0865	8/15/05	\$420,000	1370	0	7	1929	3	3760	N	N	8022 9TH AVE NW
11	937630	0930	4/5/04	\$465,000	1370	770	7	1909	3	5000	N	N	8321 11TH AVE NW
11	287710	1535	11/29/05	\$495,500	1380	880	7	1910	5	5000	N	N	6543 4TH AVE NW
11	349130	0211	5/24/06	\$560,000	1380	0	7	1924	4	5461	N	N	7553 14TH AVE NW
11	751900	1030	6/30/04	\$365,000	1380	120	7	1929	4	3860	N	N	336 NW 79TH ST
11	751900	1451	9/15/05	\$405,000	1380	0	7	1926	3	2575	N	N	7807 6TH AVE NW
11	012503	9031	12/15/04	\$420,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	012503	9031	7/14/04	\$384,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	046100	4940	5/17/06	\$483,000	1390	0	7	1915	4	5000	N	N	7048 10TH AVE NW
11	202870	0575	12/4/06	\$425,000	1390	0	7	1915	3	4470	N	N	6720 DIVISION AVE NW
11	202870	0575	7/24/06	\$425,000	1390	0	7	1915	3	4470	N	N	6720 DIVISION AVE NW
11	046100	1880	4/27/04	\$415,950	1400	270	7	1963	3	5000	N	N	7311 13TH AVE NW
11	292270	0815	9/15/05	\$501,000	1410	0	7	1930	4	3520	N	N	8040 9TH AVE NW
11	417210	0120	4/13/06	\$476,000	1410	0	7	1930	3	3500	N	N	7041 7TH AVE NW
11	530910	1150	5/18/05	\$349,500	1410	0	7	1985	5	2675	N	N	6531 10TH AVE NW
11	530910	1340	10/18/05	\$365,000	1410	0	7	1985	3	2500	N	N	6540 10TH AVE NW
11	288010	1106	8/5/05	\$439,900	1420	240	7	1919	4	3970	N	N	6528 7TH AVE NW
11	305270	0667	3/25/04	\$329,950	1420	0	7	2003	3	1375	N	N	6716 B 14TH AVE NW
11	305270	0669	3/8/04	\$331,695	1420	0	7	2003	3	1375	N	N	6716 A 14TH AVE NW
11	291970	1925	5/8/06	\$450,000	1430	0	7	1928	3	3648	N	N	345 NW 83RD ST
11	292270	1485	6/23/04	\$372,000	1430	0	7	1915	3	5108	N	N	7727 9TH AVE NW
11	751900	1550	4/11/06	\$533,000	1430	230	7	1940	3	5150	N	N	650 NW 78TH ST
11	937630	1180	9/29/05	\$335,000	1430	0	7	1949	3	5000	N	N	8323 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	3150	4/19/04	\$400,000	1440	0	7	1912	3	4000	N	N	7037 ALONZO AVE NW
11	291920	0690	6/15/05	\$424,000	1440	0	7	1929	3	3840	N	N	133 N 81ST ST
11	291970	2285	12/9/04	\$452,000	1440	0	7	1910	3	4800	N	N	315 NW 84TH ST
11	046100	4235	2/3/05	\$467,500	1450	160	7	1949	3	3105	N	N	1102 NW 70TH ST
11	164650	1230	2/15/06	\$437,500	1460	110	7	1919	3	6240	N	N	100 NW 79TH ST
11	292270	1546	6/6/05	\$406,500	1460	0	7	1912	4	4570	N	N	7758 9TH AVE NW
11	305270	1105	7/22/04	\$350,000	1460	0	7	1998	3	2500	N	N	6738 12TH AVE NW
11	349130	0146	11/16/04	\$415,900	1460	0	7	1937	4	4350	N	N	1423 NW 80TH ST
11	530910	1010	11/11/04	\$419,950	1460	0	7	1909	4	5350	N	N	6548 11TH AVE NW
11	937630	0275	4/6/06	\$566,100	1460	0	7	1927	4	5000	N	N	7716 12TH AVE NW
11	287710	3760	5/25/06	\$630,000	1470	250	7	1928	4	3750	N	N	6740 1ST AVE NW
11	305270	1035	1/5/05	\$410,000	1470	0	7	1919	3	3750	N	N	6749 12TH AVE NW
11	751900	1025	5/25/05	\$445,000	1470	600	7	2005	3	3848	N	N	332 NW 79TH ST
11	164650	0070	3/11/05	\$453,500	1480	0	7	1926	4	3811	N	N	124 N 75TH ST
11	287710	1605	3/15/06	\$465,000	1480	300	7	1924	4	5000	N	N	6542 5TH AVE NW
11	287710	3830	3/28/05	\$500,000	1480	360	7	1919	3	3750	N	N	102 N 67TH ST
11	292270	1690	7/6/04	\$360,000	1480	0	7	1930	3	4042	N	N	7704 9TH AVE NW
11	200170	0030	7/8/05	\$535,000	1490	0	7	1912	3	4000	N	N	121 NW 74TH ST
11	291920	0580	2/10/05	\$399,950	1490	0	7	1910	4	3840	N	N	116 NW 81ST ST
11	424040	0115	7/21/05	\$499,000	1490	0	7	1930	4	4300	N	N	7557 12TH AVE NW
11	751900	1585	11/11/04	\$379,950	1490	0	7	1912	4	5150	N	N	651 NW 79TH ST
11	202870	0250	9/7/04	\$437,500	1500	0	7	1929	3	3710	N	N	6734 9TH AVE NW
11	202870	0296	9/22/05	\$585,000	1500	150	7	1930	4	3190	N	N	6756 9TH AVE NW
11	288010	1005	6/22/06	\$487,000	1500	0	7	1920	4	6000	N	N	6510 CLEOPATRA PL NW
11	045800	0195	1/10/06	\$413,773	1510	0	7	1940	3	5461	N	N	8028 MARY AVE NW
11	046100	1015	1/30/06	\$468,350	1510	0	7	1927	3	4500	N	N	7311 10TH AVE NW
11	162380	0415	6/15/05	\$540,000	1510	0	7	1946	3	6000	N	N	616 NW 73RD ST
11	202870	0270	9/22/04	\$425,000	1510	0	7	1929	4	3816	N	N	6744 9TH AVE NW
11	287710	0220	3/23/06	\$430,000	1510	0	7	1909	3	4000	N	N	6512 PALATINE AVE N
11	287710	3471	12/14/04	\$462,000	1510	0	7	1918	3	4250	N	N	103 NW 70TH ST
11	751900	0745	3/6/06	\$440,000	1510	0	7	1910	4	4120	N	N	310 NW 78TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	0110	9/27/06	\$443,000	1520	0	7	1927	4	4325	N	N	7315 8TH AVE NW
11	046100	0110	7/21/04	\$339,000	1520	0	7	1927	4	4325	N	N	7315 8TH AVE NW
11	046100	5016	10/25/05	\$575,000	1520	100	7	1911	5	3750	N	N	7053 DIBBLE AVE NW
11	046100	1635	9/1/06	\$470,000	1530	0	7	1928	3	5000	N	N	7307 12TH AVE NW
11	305270	0621	7/26/05	\$365,000	1530	0	7	2005	3	1194	N	N	6738 A 14TH AVE NW
11	046100	4495	5/11/06	\$499,950	1540	0	7	1926	5	4125	N	N	1002 NW 70TH ST
11	291920	0280	12/1/06	\$627,500	1540	350	7	1926	4	3794	N	N	132 NW 83RD ST
11	291920	0955	10/14/04	\$375,000	1540	0	7	1910	4	3840	N	N	115 N 83RD ST
11	292270	1705	5/10/04	\$507,000	1540	0	7	1930	4	3478	N	N	7702 9TH AVE NW
11	162380	0385	4/19/05	\$525,000	1550	0	7	1926	4	2980	N	N	7307 6TH AVE NW
11	202870	0585	11/8/06	\$530,000	1560	0	7	2002	4	2690	N	N	6722 DIVISION AVE NW
11	287710	1290	7/7/05	\$380,000	1560	220	7	1906	4	4825	N	N	6539 3RD AVE NW
11	287710	3721	5/5/06	\$525,000	1560	0	7	1909	3	3250	N	N	109 N 70TH ST
11	305270	0622	6/5/05	\$365,000	1560	0	7	2005	3	1297	N	N	6738 B 14TH AVE NW
11	162330	1160	3/14/06	\$439,000	1570	500	7	1912	3	3000	N	N	304 NW 74TH ST
11	162330	1160	2/6/04	\$325,000	1570	500	7	1912	3	3000	N	N	304 NW 74TH ST
11	200070	0280	10/4/06	\$629,900	1570	0	7	1925	4	4320	N	N	117 N 74TH ST
11	291970	1590	9/10/04	\$388,000	1570	0	7	1909	3	4800	N	N	346 NW 80TH ST
11	937630	0555	6/22/04	\$376,950	1580	0	7	1929	3	3333	N	N	8036 12TH AVE NW
11	200070	0110	4/6/06	\$617,000	1600	0	7	1928	4	4610	N	N	106 N 74TH ST
11	287710	2290	6/22/05	\$500,000	1600	440	7	1950	3	5000	N	N	515 NW 70TH ST
11	292170	0180	6/24/04	\$469,000	1600	0	7	1916	3	6350	N	N	8331 13TH AVE NW
11	046100	3705	5/27/05	\$370,000	1620	0	7	1948	3	4500	N	N	7013 13TH AVE NW
11	046100	4445	5/14/04	\$432,000	1620	0	7	1908	3	5000	N	N	7027 10TH AVE NW
11	751900	0835	9/26/06	\$610,000	1620	0	7	1950	3	5150	N	N	7804 6TH AVE NW
11	751900	1790	9/20/04	\$450,000	1620	0	7	1926	5	3605	N	N	648 NW 77TH ST
11	162330	0450	8/5/05	\$435,000	1630	160	7	1928	4	3640	N	N	7210 6TH AVE NW
11	162380	0240	9/20/04	\$451,000	1630	200	7	1909	4	5700	N	N	656 NW 74TH ST
11	291920	0890	7/13/05	\$510,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	291920	0890	2/11/06	\$548,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	305270	0620	2/17/05	\$395,000	1630	870	7	1936	4	2461	N	N	6736 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	200070	0370	1/22/04	\$465,000	1640	0	7	1906	3	5400	N	N	138 N 73RD ST
11	292270	0855	5/25/06	\$525,000	1640	0	7	1929	4	3760	N	N	8026 9TH AVE NW
11	937630	2072	10/25/04	\$439,950	1650	0	7	1916	4	4070	N	N	8008 10TH AVE NW
11	937630	2072	5/1/06	\$470,000	1650	0	7	1916	4	4070	N	N	8008 10TH AVE NW
11	287710	2770	7/18/04	\$419,000	1660	0	7	1915	5	3250	N	N	313 NW 70TH ST
11	751900	1190	10/12/05	\$421,000	1660	0	7	1923	3	3850	N	N	7911 3RD AVE NW
11	287710	3180	10/18/05	\$660,000	1670	0	7	1912	5	5000	Y	N	6729 SYCAMORE AVE NW
11	758970	0074	9/20/06	\$515,900	1680	0	7	1928	4	5208	N	N	8045 12TH AVE NW
11	937630	0075	8/4/04	\$429,900	1680	300	7	1912	4	3750	N	N	7538 12TH AVE NW
11	291920	1060	1/22/04	\$380,000	1690	0	7	1911	5	3840	N	N	118 N 82ND ST
11	287710	0360	5/16/06	\$727,000	1700	480	7	1914	5	5000	N	N	6557 PALATINE AVE N
11	292170	0070	1/23/04	\$340,000	1700	0	7	1916	3	6480	N	N	8328 14TH AVE NW
11	012503	9042	6/16/05	\$529,950	1710	500	7	1926	4	3750	N	N	172 NW 73RD ST
11	291920	0165	9/1/05	\$440,000	1710	0	7	1947	3	3840	N	N	149 NW 84TH ST
11	291920	1355	6/26/06	\$350,000	1710	0	7	1916	2	4150	N	N	130 N 84TH ST
11	287710	4115	10/5/04	\$458,000	1720	0	7	1925	5	4900	N	N	7014 PALATINE AVE N
11	530910	0985	3/22/06	\$499,000	1720	0	7	1911	4	4280	N	N	1019 NW 67TH ST
11	305270	0665	3/25/04	\$353,550	1730	0	7	2003	3	2202	N	N	6718 C 14TH AVE NW
11	672870	0165	9/23/05	\$499,990	1730	200	7	1906	5	5000	N	N	7011 7TH AVE NW
11	291970	0660	3/24/05	\$389,950	1740	0	7	1984	3	2400	N	N	613 NW 83RD ST
11	200070	0480	6/15/04	\$468,000	1750	170	7	1929	3	3120	N	N	109 NW 73RD ST
11	230140	0120	9/27/05	\$417,000	1760	0	7	1909	3	5000	N	N	7207 PALATINE AVE N
11	291920	0880	4/15/05	\$455,650	1760	0	7	1924	4	3819	N	N	146 N 81ST ST
11	012503	9046	6/13/06	\$669,000	1770	690	7	1926	4	3750	N	N	170 NW 73RD ST
11	530910	1290	5/17/04	\$401,600	1770	0	7	1910	4	5500	N	N	6502 10TH AVE NW
11	046100	2550	9/16/05	\$405,500	1790	450	7	1921	4	3201	N	N	7350 MARY AVE NW
11	046100	2550	4/18/06	\$450,000	1790	450	7	1921	4	3201	N	N	7350 MARY AVE NW
11	230140	0550	9/5/06	\$560,000	1820	0	7	1928	3	5000	N	N	7035 SYCAMORE AVE NW
11	288010	0160	7/25/06	\$531,000	1850	0	7	1922	4	7500	N	N	6709 7TH AVE NW
11	046100	5360	12/26/06	\$505,000	1860	0	7	1928	3	2850	N	N	809 NW 73RD ST
11	292170	0170	7/1/05	\$515,000	1860	0	7	1931	3	4760	N	N	8321 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	2155	8/30/05	\$640,000	1870	500	7	1950	3	7290	N	N	6755 6TH AVE NW
11	292270	0765	3/22/04	\$455,000	1880	0	7	1944	3	5640	N	N	8060 9TH AVE NW
11	200070	0060	5/21/04	\$432,000	1890	0	7	1906	3	4100	N	N	125 N 75TH ST
11	200070	0060	3/6/06	\$525,000	1890	0	7	1906	3	4100	N	N	125 N 75TH ST
11	046100	4155	3/16/06	\$540,000	1940	0	7	1925	4	5000	N	N	7045 11TH AVE NW
11	200120	0065	3/8/06	\$604,000	1970	0	7	1983	3	4000	N	N	149 NW 75TH ST
11	287710	1370	9/13/06	\$760,000	2020	0	7	1914	5	5000	N	N	6542 4TH AVE NW
11	349130	0227	8/15/06	\$600,000	2110	0	7	1908	3	9271	N	N	7525 14TH AVE NW
11	937630	1020	1/12/05	\$372,000	2230	0	7	1913	3	5000	N	N	8322 11TH AVE NW
11	291970	1455	8/24/06	\$885,000	2510	800	7	1919	5	3600	N	N	313 NW 81ST ST
11	288010	0195	12/16/04	\$505,000	2720	1500	7	1965	3	5500	N	N	6727 7TH AVE NW
11	751900	2135	5/21/05	\$436,000	835	600	8	2005	3	2575	N	N	619 NW 77TH ST
11	751900	2140	5/17/05	\$435,000	835	600	8	2005	3	2575	N	N	617 NW 77TH ST
11	349130	0113	11/17/05	\$530,000	940	0	8	1931	4	4800	N	N	7749 MARY AVE NW
11	349130	0132	9/29/06	\$459,400	970	200	8	1931	3	3400	N	N	1479 NW 80TH ST
11	774800	0025	10/12/04	\$414,950	990	240	8	1949	3	5418	N	N	7519 MARY AVE NW
11	758970	0030	9/13/06	\$480,000	1020	150	8	1946	4	5207	N	N	8035 13TH AVE NW
11	937630	1820	7/10/06	\$447,000	1020	250	8	1940	3	2950	N	N	1015 NW 77TH ST
11	349130	0066	12/14/04	\$375,000	1040	800	8	1950	3	5764	N	N	7703 MARY AVE NW
11	292270	1145	1/5/06	\$394,500	1050	200	8	1937	3	5700	N	N	8056 DIBBLE AVE NW
11	349130	0020	6/28/05	\$385,000	1090	200	8	1941	3	5461	N	N	7527 MARY AVE NW
11	937630	2365	9/3/04	\$350,000	1100	230	8	1959	3	5060	N	N	8350 10TH AVE NW
11	672870	0235	5/17/06	\$520,000	1120	800	8	1901	5	4900	N	N	7024 CLEOPATRA PL NW
11	758970	0106	4/19/06	\$401,985	1130	0	8	1928	3	3760	N	N	1222 NW 80TH ST
11	046100	0755	3/30/05	\$400,000	1140	240	8	1939	3	4125	N	N	914 NW 73RD ST
11	292270	1865	7/31/06	\$435,000	1150	300	8	1938	3	4390	N	N	815 NW 80TH ST
11	292270	1865	2/25/04	\$323,400	1150	300	8	1938	3	4390	N	N	815 NW 80TH ST
11	046100	3550	7/15/04	\$362,500	1200	0	8	1924	4	5000	N	N	7040 ALONZO AVE NW
11	758970	0094	8/11/04	\$535,000	1230	540	8	1928	3	5080	N	N	8022 13TH AVE NW
11	164650	1035	1/6/04	\$380,000	1260	850	8	1992	3	2400	N	N	151 N 79TH ST
11	758970	0024	5/27/04	\$391,000	1270	200	8	1932	3	5334	N	N	8015 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	0140	12/21/05	\$500,000	1300	800	8	1927	4	5245	N	N	7301 8TH AVE NW
11	292270	0475	3/12/04	\$393,000	1300	600	8	1930	4	3500	N	N	816 NW 83RD ST
11	305270	0397	10/4/05	\$380,127	1300	0	8	2005	3	1351	N	N	6734 ALONZO AVE NW
11	287710	2032	5/18/04	\$344,000	1310	0	8	2000	3	2416	N	N	6559 6TH AVE NW
11	287710	2970	2/13/06	\$675,000	1310	1300	8	2005	3	5000	N	N	6743 2ND AVE NW
11	305270	0396	9/30/05	\$391,496	1320	0	8	2005	3	1350	N	N	6736 ALONZO AVE NW
11	937630	1260	11/9/05	\$434,500	1400	520	8	1928	3	5000	N	N	8018 11TH AVE NW
11	937630	1591	6/1/04	\$375,000	1400	0	8	1931	3	2600	N	N	1007 NW 80TH ST
11	046100	1770	3/30/05	\$569,900	1420	0	8	1919	5	2750	N	N	7356 13TH AVE NW
11	305270	0438	2/27/06	\$409,000	1460	0	8	2005	3	1375	N	N	6714 B ALONZO AVE NW
11	305270	0439	2/27/06	\$409,000	1460	0	8	2005	3	1375	N	N	6714 A ALONZO AVE NW
11	937630	0700	9/16/04	\$295,100	1460	0	8	1985	3	2500	N	N	8011 11TH AVE NW
11	937630	0560	6/16/05	\$450,000	1470	0	8	1929	4	3333	N	N	8040 12TH AVE NW
11	292270	1600	4/6/06	\$479,950	1490	0	8	1930	3	3760	N	N	7734 9TH AVE NW
11	758970	0102	4/15/04	\$474,000	1490	0	8	1929	4	3360	N	N	8001 12TH AVE NW
11	046100	4975	5/17/06	\$650,000	1510	0	8	1930	3	4500	N	N	7060 10TH AVE NW
11	046100	4310	5/8/06	\$599,950	1520	850	8	1931	5	5000	N	N	7032 12TH AVE NW
11	202870	0305	4/27/04	\$362,500	1520	270	8	1953	3	5300	N	N	866 NW 67TH ST
11	751900	1540	7/22/04	\$459,950	1520	0	8	1932	3	5150	N	N	646 NW 78TH ST
11	349130	0133	5/12/06	\$437,000	1540	0	8	1931	4	3315	N	N	1475 NW 80TH ST
11	305270	0645	10/24/05	\$399,500	1560	0	8	2005	3	1338	N	N	6724 B 14TH AVE NW
11	305270	0646	10/24/05	\$399,500	1560	0	8	2005	3	1338	N	N	6724 A 14TH AVE NW
11	305270	0655	12/5/05	\$399,950	1560	0	8	2005	3	1338	N	N	6720 B 14TH AVE NW
11	305270	0656	12/14/05	\$399,500	1560	0	8	2005	3	1338	N	N	6720 A 14TH AVE NW
11	424040	0065	1/13/04	\$374,000	1580	0	8	1929	3	5461	N	N	7743 13TH AVE NW
11	292270	1010	3/2/05	\$495,000	1590	0	8	1931	3	3850	N	N	8027 DIBBLE AVE NW
11	292270	2000	10/30/06	\$549,950	1620	600	8	1930	3	4470	N	N	7708 DIBBLE AVE NW
11	288010	1095	8/1/06	\$540,000	1640	510	8	1994	3	4165	N	N	6522 7TH AVE NW
11	202870	0880	8/22/05	\$669,000	1660	0	8	1993	3	5300	N	N	6550 9TH AVE NW
11	774800	0020	5/25/05	\$495,000	1680	340	8	1934	4	5544	N	N	7523 MARY AVE NW
11	305270	0647	11/16/05	\$430,000	1690	0	8	2005	3	2276	N	N	6726 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	305270	0657	12/14/05	\$429,500	1690	0	8	2005	3	2276	N	N	6722 14TH AVE NW
11	520010	0015	5/17/06	\$565,000	1690	0	8	1955	3	3760	N	N	1202 NW 65TH ST
11	520010	0015	1/5/04	\$400,000	1690	0	8	1955	3	3760	N	N	1202 NW 65TH ST
11	287710	0071	3/17/05	\$681,000	1710	900	8	1924	5	4000	N	N	6533 GREENWOOD AVE N
11	305270	0440	2/27/06	\$445,000	1720	0	8	2005	3	2248	N	N	6716 ALONZO AVE NW
11	291920	0965	4/27/06	\$550,950	1750	0	8	1926	3	3840	N	N	123 N 83RD ST
11	162330	0040	3/7/06	\$522,500	1770	0	8	1996	3	2515	N	N	7024 4TH AVE NW
11	937630	2090	4/27/06	\$555,000	1770	0	8	1931	3	5000	N	N	8010 10TH AVE NW
11	305270	0395	10/5/05	\$489,000	1940	0	8	2005	3	2298	Y	N	6738 ALONZO AVE NW
11	287710	1110	6/4/04	\$490,000	1960	0	8	1912	5	5000	N	N	6550 3RD AVE NW
11	751900	0277	3/28/05	\$594,888	1960	570	8	2004	3	3126	N	N	316 NW 76TH ST
11	751900	1370	6/21/04	\$400,000	1960	0	8	1928	3	5200	N	N	637 NW 80TH ST
11	162330	0085	11/8/05	\$499,000	2050	0	8	1996	3	3000	N	N	310 NW 70TH ST
11	230140	0245	12/16/05	\$750,000	2060	300	8	2003	3	3700	N	N	7210 SYCAMORE AVE NW
11	937630	0935	2/15/05	\$475,000	2230	0	8	2004	3	2500	N	N	8317 11TH AVE NW
11	162380	0570	3/5/04	\$517,000	2250	0	8	1928	4	5590	N	N	7227 6TH AVE NW
11	162330	0625	11/2/04	\$620,450	2260	700	8	2004	3	4000	N	N	402 NW 72ND ST
11	937630	1075	4/21/05	\$549,950	2270	600	8	1992	3	3750	N	N	8346 11TH AVE NW
11	046100	1565	11/17/04	\$467,000	2300	0	8	1999	3	3000	N	N	7341 12TH AVE NW
11	291970	0655	6/10/05	\$625,000	2510	0	8	1999	3	4800	N	N	619 NW 83RD ST
11	732190	0105	2/2/05	\$735,000	2590	640	8	1988	3	3500	N	N	6530 GREENWOOD AVE N
11	046100	0320	6/15/05	\$724,950	3075	0	8	2005	3	2750	N	N	7359 DIBBLE AVE NW
11	046100	2175	5/16/06	\$779,000	2080	560	9	2006	3	3749	N	N	7308 ALONZO AVE NW
11	046100	2180	7/18/06	\$793,008	2080	560	9	2006	3	3749	N	N	7306 ALONZO AVE NW
11	287710	1380	1/20/04	\$750,000	2080	0	9	1924	5	5625	N	N	6534 4TH AVE NW
11	046100	1443	11/22/06	\$740,000	2170	640	9	2006	3	3009	N	N	7338 12TH AVE NW
11	046100	1444	8/1/06	\$745,000	2170	640	9	2006	3	3009	N	N	7336 12TH AVE NW
11	287710	4175	2/23/04	\$850,000	2290	810	9	2003	3	4600	Y	N	7014 1ST AVE NW
11	349130	0212	3/30/06	\$860,000	2340	0	9	2006	3	5207	N	N	7543 14TH AVE NW
11	287710	1525	12/8/04	\$783,000	2595	0	9	2004	3	5000	N	N	6537 4TH AVE NW
11	937630	1140	8/24/05	\$753,300	2780	180	9	2005	3	4500	N	N	8341 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	1445	10/11/06	\$865,000	2790	850	9	2006	3	3975	N	N	7334 12TH AVE NW
11	046100	0330	3/3/04	\$640,000	2860	900	9	2004	3	5000	N	N	7353 DIBBLE AVE NW
11	530910	0130	9/29/05	\$706,200	2910	880	9	2005	3	5350	N	N	6715 9TH AVE NW
11	751900	2510	9/20/06	\$830,000	2930	900	9	2006	3	3860	N	N	651 NW 76TH ST
11	530910	0140	9/29/05	\$725,000	3030	0	9	2005	3	3745	N	N	6709 9TH AVE NW
11	937630	2145	3/7/06	\$890,000	3140	350	9	2005	3	6500	N	N	8038 10TH AVE NW
11	200120	0110	6/13/05	\$905,000	2515	1115	10	2005	3	4000	Y	N	134 NW 74TH ST
11	287710	0665	6/6/06	\$1,249,950	3540	0	10	2005	3	5000	Y	N	6530 SYCAMORE AVE NW

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012300	0255	4/1/04	\$283,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	045200	0020	3/23/05	\$261,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	045200	0140	11/15/04	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	045200	0270	11/19/04	\$550,075	OBSOLESCENCE>0
2	045200	0270	3/9/06	\$690,000	OBSOLESCENCE>0
2	045200	0330	5/7/04	\$490,000	OBSOLESCENCE>0
2	045200	0610	6/24/05	\$343,375	OBSOLESCENCE>0
2	045200	0730	4/25/06	\$575,000	OBSOLESCENCE>0
2	045200	0785	2/14/05	\$550,000	OBSOLESCENCE>0
2	045200	1065	8/30/05	\$709,000	OBSOLESCENCE>0
2	045200	1085	3/2/04	\$409,704	OBSOLESCENCE>0
2	045200	1330	2/13/06	\$495,000	TEARDOWN SALE
2	045200	1855	1/21/05	\$9,135	QUIT CLAIM DEED
2	045200	1855	1/21/05	\$82,212	QUIT CLAIM DEED
2	045200	1920	3/10/05	\$255,000	TEARDOWN SALE
2	047500	0035	9/27/05	\$411,000	TEARDOWN SALE
2	047500	0190	6/3/04	\$370,000	TEARDOWN SALE
2	047500	0480	2/15/06	\$451,000	UNFINISHED AREA>0
2	047500	0485	8/23/06	\$634,950	DIAGNOSTIC OUTLIER
2	047500	0529	6/1/06	\$437,000	DATA DOES NOT MATCH SALE
2	047500	0529	1/30/06	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	047500	0710	10/27/04	\$368,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	047500	1105	12/27/05	\$360,000	UNFINISHED AREA>0
2	047500	1105	5/26/06	\$599,000	UNFINISHED AREA>0
2	047500	1185	4/27/04	\$100,000	DOR RATIO
2	047500	1275	11/14/06	\$611,500	GOVERNMENT AGENCY
2	047500	1315	11/22/06	\$674,000	DATA DOES NOT MATCH SALE
2	047500	1440	6/26/05	\$211,472	RELATED PARTY, FRIEND, OR NEIGHBOR
2	099900	0245	8/23/05	\$435,000	MORE THAN 1 IMP
2	122503	9012	9/11/06	\$506,000	OBSOLESCENCE>0
2	122503	9020	10/24/06	\$178,620	QUIT CLAIM DEED
2	122503	9029	7/25/05	\$420,000	TEARDOWN SALE
2	122503	9032	9/21/05	\$397,500	TEARDOWN SALE
2	122503	9039	8/30/06	\$675,000	OBSOLESCENCE>0
2	198220	0105	6/1/04	\$240,000	TEARDOWN SALE
2	198220	0390	7/19/06	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	198220	0520	10/19/06	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198220	0655	9/20/06	\$585,000	DATA DOES NOT MATCH SALE
2	198220	0655	3/27/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	198220	1275	4/11/05	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	198220	1300	8/22/05	\$350,000	UNFINISHED AREA>0
2	198220	1440	12/20/05	\$380,000	UNFINISHED AREA>0
2	198220	1571	4/8/05	\$335,000	OBSOLESCENCE>0
2	251600	0260	6/27/06	\$400,000	OBSOLESCENCE>0
2	251600	0320	3/22/04	\$318,000	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	251600	0325	3/11/04	\$327,043	TEARDOWN SALE
2	251600	0380	12/4/06	\$450,000	DATA DOES NOT MATCH SALE
2	251600	0380	9/6/04	\$272,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	251600	0590	11/9/06	\$100,000	QUIT CLAIM DEED
2	276770	4140	8/18/04	\$340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276770	4190	3/26/04	\$225,000	DIAGNOSTIC OUTLIER
2	276770	4470	2/7/05	\$460,000	NON REPRESENTATIVE SALE
2	276770	4550	6/1/04	\$250,000	DIAGNOSTIC OUTLIER
2	276770	4870	6/8/04	\$387,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276780	0125	6/28/04	\$198,000	PERCENT COMPLETE<100%
2	276780	0125	5/31/06	\$275,000	TEARDOWN SALE
2	276780	0145	6/7/06	\$305,501	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276780	0380	12/29/04	\$99,378	OBSOLESCENCE>0
2	276780	0411	10/29/04	\$137,511	DOR RATIO
2	276790	0340	7/27/04	\$278,000	IMP IN POOR CONDITION
2	276790	0840	4/27/06	\$260,000	ACTIVE PERMIT BEFORE SALE>25K
2	276800	0025	3/31/05	\$250,000	DIAGNOSTIC OUTLIER
2	276800	0080	6/28/04	\$205,000	TEARDOWN SALE
2	276800	0085	5/26/04	\$325,000	OBSOLESCENCE>0
2	276800	0460	9/28/04	\$310,000	TEARDOWN SALE
2	276810	0180	10/13/04	\$345,000	TEARDOWN SALE
2	276810	0185	8/30/06	\$500,000	OBSOLESCENCE>0
2	276810	0190	10/25/05	\$400,000	TEARDOWN SALE
2	276810	0205	11/16/04	\$300,000	OBSOLESCENCE>0
2	276810	0218	8/8/06	\$412,000	CORPORATE AFFILIATES
2	276810	0500	7/21/05	\$450,950	OBSOLESCENCE>0
2	276810	0515	5/12/05	\$380,000	TEARDOWN SALE
2	276810	0520	5/6/05	\$380,000	TEARDOWN SALE
2	276820	0090	7/18/06	\$650,000	OBSOLESCENCE>0
2	276820	0095	3/15/04	\$260,000	TEARDOWN SALE
2	276820	0205	2/19/04	\$142,614	OBSOLESCENCE>0
2	276820	0210	12/21/05	\$500,000	OBSOLESCENCE>0
2	276820	0210	2/13/04	\$305,000	OBSOLESCENCE>0
2	276820	0230	1/20/04	\$285,000	OBSOLESCENCE>0
2	276830	0655	6/14/05	\$340,000	MORE THAN 1 IMP
2	276830	0655	6/15/06	\$440,000	MORE THAN 1 IMP
2	276830	0675	11/20/06	\$689,000	OBSOLESCENCE>0
2	276830	0731	8/21/06	\$500,000	OBSOLESCENCE>0
2	276830	0736	11/1/06	\$500,000	OBSOLESCENCE>0
2	276830	1190	6/14/06	\$785,000	OBSOLESCENCE>0
2	276830	1205	5/17/05	\$655,000	OBSOLESCENCE>0
2	276830	1323	10/16/06	\$470,000	PERCENT COMPLETE<100%
2	276830	1324	11/10/06	\$479,000	PERCENT COMPLETE<100%
2	276830	1325	10/4/06	\$408,000	PERCENT COMPLETE<100%
2	276830	1325	8/26/05	\$692,500	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276830	1326	9/27/06	\$405,000	PERCENT COMPLETE<100%
2	276830	1327	9/27/06	\$427,000	PERCENT COMPLETE<100%
2	276830	1350	11/27/06	\$495,000	OBSOLESCENCE>0
2	276830	1355	6/14/05	\$320,000	OBSOLESCENCE>0
2	276830	1355	6/15/06	\$440,000	OBSOLESCENCE>0
2	276830	1365	3/25/05	\$452,000	OBSOLESCENCE>0
2	276830	1385	6/8/04	\$326,843	OBSOLESCENCE>0
2	276830	1420	4/21/04	\$329,950	OBSOLESCENCE>0
2	276830	1425	12/27/06	\$426,000	MORE THAN 1 IMP
2	276830	1430	11/3/06	\$424,900	MORE THAN 1 IMP
2	276830	1430	11/3/06	\$430,000	MORE THAN 1 IMP
2	276830	1435	4/26/04	\$435,000	OBSOLESCENCE>0
2	276830	1455	2/25/04	\$232,993	NO MARKET EXPOSURE
2	276830	1465	6/15/04	\$224,500	RELOCATION - SALE TO SERVICE
2	276830	1510	9/24/04	\$580,000	SEGREGATION AND/OR MERGER
2	276830	1525	9/25/06	\$310,000	OBSOLESCENCE>0
2	276960	0090	8/5/04	\$107,160	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	0415	2/27/06	\$333,500	GOVERNMENT AGENCY
2	276960	0505	2/1/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	0945	4/29/05	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	1055	5/23/04	\$300,000	OBSOLESCENCE>0
2	276960	1095	6/21/06	\$950,000	ACTIVE PERMIT BEFORE SALE>25K
2	276960	1095	4/8/05	\$339,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	1455	8/3/06	\$465,000	OBSOLESCENCE>0
2	276960	1715	6/8/06	\$489,950	DATA DOES NOT MATCH SALE
2	276960	1715	11/18/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	1850	6/29/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	1970	1/25/06	\$365,900	DATA DOES NOT MATCH SALE
2	276960	1970	7/26/05	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	276960	2465	12/28/05	\$240,000	DIAGNOSTIC OUTLIER
2	276960	2815	4/4/05	\$311,000	GOVERNMENT AGENCY
2	441310	0225	10/19/05	\$403,000	OBSOLESCENCE>0
2	744200	0080	9/6/06	\$785,000	OBSOLESCENCE>0
2	744200	0110	8/6/04	\$330,000	OBSOLESCENCE>0
2	930730	0065	4/20/06	\$212,068	NON REPRESENTATIVE SALE
2	930730	0090	10/27/06	\$407,500	ACTIVE PERMIT BEFORE SALE>25K
2	930730	0120	8/31/04	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	930730	0280	10/5/04	\$440,000	DATA DOES NOT MATCH SALE
2	930730	0280	2/12/04	\$340,500	IMP CHARACTERISTICS CHANGED SINCE SALE
11	012503	9058	10/30/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	012503	9065	2/2/05	\$330,000	OBSOLESCENCE>0
11	045800	0235	1/5/04	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	046100	0110	7/21/04	\$339,000	RELOCATION - SALE TO SERVICE
11	046100	0120	6/23/05	\$375,000	RELOCATION - SALE TO SERVICE
11	046100	0620	12/7/06	\$899,000	PERCENT COMPLETE<100%

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	046100	0740	10/28/04	\$220,000	DIAGNOSTIC OUTLIER
11	046100	1155	8/20/04	\$399,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	1260	2/9/05	\$347,500	RELOCATION - SALE TO SERVICE
11	046100	1445	3/15/05	\$600,000	DIAGNOSTIC OUTLIER
11	046100	1585	1/29/04	\$185,000	NON REPRESENTATIVE SALE
11	046100	2175	3/9/05	\$400,000	TEARDOWN SALE
11	046100	2380	3/22/06	\$485,000	DATA DOES NOT MATCH SALE
11	046100	2380	10/10/05	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	2485	3/2/04	\$296,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	046100	2550	6/22/04	\$412,000	SEGREGATION AND/OR MERGER
11	046100	2551	6/27/05	\$234,750	DIAGNOSTIC OUTLIER
11	046100	3115	4/15/04	\$275,500	DIAGNOSTIC OUTLIER
11	046100	3325	10/31/05	\$351,500	UNFINISHED AREA>0
11	046100	3775	8/15/06	\$428,000	UNFINISHED AREA>0
11	046100	4040	8/24/05	\$570,000	TEARDOWN SALE
11	046100	4270	6/17/04	\$400,000	RELOCATION - SALE TO SERVICE
11	046100	4405	6/10/04	\$255,500	DIAGNOSTIC OUTLIER
11	046100	4660	3/29/06	\$620,000	DATA DOES NOT MATCH SALE
11	046100	4750	2/25/04	\$275,000	UNFINISHED AREA>0
11	046100	4810	7/19/06	\$603,000	UNFINISHED AREA>0
11	046100	5075	1/27/05	\$300,000	TEARDOWN SALE
11	046100	5090	6/12/06	\$700,000	DATA DOES NOT MATCH SALE
11	046100	5340	6/12/06	\$750,000	DATA DOES NOT MATCH SALE
11	046100	5360	5/10/06	\$485,000	TRADE
11	162330	0260	3/30/06	\$405,000	UNFINISHED AREA>0
11	162330	0370	3/7/05	\$335,000	GOVERNMENT AGENCY
11	162330	0601	9/12/06	\$425,000	UNFINISHED AREA>0
11	162330	0620	3/5/04	\$289,500	ACTIVE PERMIT BEFORE SALE>25K
11	162330	0690	2/1/04	\$120,500	RELATED PARTY, FRIEND, OR NEIGHBOR
11	162330	0855	12/9/04	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	164650	0255	3/30/05	\$377,000	UNFINISHED AREA>0
11	164650	0365	5/31/06	\$124,231	QUIT CLAIM DEED
11	164650	0365	2/27/04	\$111,500	PARTIAL INTEREST
11	164650	0730	6/11/04	\$432,500	OBSOLESCENCE>0
11	164650	2520	5/24/04	\$181,450	DOR RATIO
11	164650	2525	1/27/04	\$290,071	NON REPRESENTATIVE SALE
11	200120	0110	7/26/04	\$315,000	TEARDOWN SALE
11	200170	0030	3/30/05	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	200170	0045	12/9/04	\$94,204	QUIT CLAIM DEED
11	202870	0435	11/17/05	\$151,620	QUIT CLAIM DEED
11	202870	0555	7/27/04	\$24,017	DOR RATIO
11	202870	0875	11/22/04	\$190,000	DIAGNOSTIC OUTLIER
11	202870	0880	8/5/04	\$250,000	NON REPRESENTATIVE SALE
11	202870	1125	6/24/05	\$184,475	PARTIAL INTEREST
11	230140	0265	8/10/04	\$197,125	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	230140	0495	3/11/05	\$103,896	PARTIAL INTEREST
11	230140	0750	11/11/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	0170	2/4/04	\$89,424	PARTIAL INTEREST
11	287710	1081	10/14/05	\$348,300	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	1795	3/31/04	\$143,562	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	2070	10/28/04	\$574,950	UNFINISHED AREA>0
11	287710	2270	3/6/06	\$515,000	DATA DOES NOT MATCH SALE
11	287710	2741	8/26/05	\$275,000	NON REPRESENTATIVE SALE
11	287710	2940	9/30/04	\$67,601	DOR RATIO
11	287710	3011	4/25/05	\$74,355	PARTIAL INTEREST
11	287710	3810	8/11/06	\$678,000	DATA DOES NOT MATCH SALE
11	287710	3810	12/22/04	\$526,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	4040	4/21/04	\$475,000	TEARDOWN SALE
11	287710	4050	3/7/06	\$829,000	DATA DOES NOT MATCH SALE
11	287710	4050	5/25/05	\$538,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	4170	11/29/04	\$393,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	287710	4290	3/24/06	\$488,000	RELOCATION - SALE TO SERVICE
11	288010	0230	9/15/05	\$175,000	PARTIAL INTEREST
11	288010	0440	5/19/04	\$135,000	PARTIAL INTEREST
11	288010	1160	2/7/06	\$382,500	DATA DOES NOT MATCH SALE
11	291920	0505	10/20/05	\$541,800	OBSOLESCENCE>0
11	291920	0505	2/13/04	\$464,000	OBSOLESCENCE>0
11	291920	0625	8/26/05	\$103,400	RELATED PARTY, FRIEND, OR NEIGHBOR
11	291920	0910	1/28/05	\$325,000	DIAGNOSTIC OUTLIER
11	291970	0135	9/20/05	\$250,000	NON REPRESENTATIVE SALE
11	291970	0235	9/2/05	\$475,000	UNFINISHED AREA>0
11	291970	0860	5/16/06	\$156,400	DOR RATIO
11	291970	0870	9/15/04	\$465,000	OBSOLESCENCE>0
11	291970	0910	2/7/05	\$252,860	DOR RATIO
11	291970	1415	5/25/06	\$150,000	DOR RATIO
11	291970	1525	12/17/04	\$81,218	RELATED PARTY, FRIEND, OR NEIGHBOR
11	291970	1600	9/8/06	\$498,500	DATA DOES NOT MATCH SALE
11	291970	1600	9/28/05	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292170	0110	6/23/05	\$530,000	DATA DOES NOT MATCH SALE
11	292170	0110	2/17/05	\$349,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	292170	0405	7/17/06	\$535,000	DATA DOES NOT MATCH SALE
11	292270	0460	11/21/05	\$485,500	UNFINISHED AREA>0
11	292270	2075	12/5/05	\$115,601	RELATED PARTY, FRIEND, OR NEIGHBOR
11	292270	2335	9/11/04	\$385,000	UNFINISHED AREA>0
11	292270	3150	6/7/04	\$170,000	NON REPRESENTATIVE SALE
11	305270	0245	6/22/05	\$524,950	OBSOLESCENCE>0
11	305270	0320	3/11/05	\$467,000	OBSOLESCENCE>0
11	305270	0340	9/9/05	\$444,000	OBSOLESCENCE>0
11	305270	0395	7/7/04	\$329,900	TEARDOWN SALE
11	305270	0430	12/28/05	\$417,500	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	305270	0440	5/25/04	\$275,000	TEARDOWN SALE
11	305270	0460	8/15/05	\$665,000	TEARDOWN SALE
11	305270	0490	5/12/04	\$372,000	OBSOLESCENCE>0
11	305270	0540	11/15/06	\$499,950	PERCENT COMPLETE<100%
11	305270	0540	7/21/05	\$350,000	TEARDOWN SALE
11	305270	0541	12/28/06	\$397,000	PERCENT COMPLETE<100%
11	305270	0542	12/28/06	\$392,950	PERCENT COMPLETE<100%
11	305270	0605	10/21/05	\$350,000	OBSOLESCENCE>0
11	305270	0645	3/26/04	\$300,000	TEARDOWN SALE
11	305270	0655	3/29/04	\$320,000	TEARDOWN SALE
11	305270	0685	8/10/05	\$430,000	OBSOLESCENCE>0
11	305270	0920	2/2/05	\$447,000	OBSOLESCENCE>0
11	305270	0975	6/16/06	\$599,950	DATA DOES NOT MATCH SALE
11	305270	0975	10/20/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	305270	0980	8/23/06	\$405,000	UNFINISHED AREA>0
11	305270	0995	3/1/06	\$463,330	UNFINISHED AREA>0
11	349130	0096	10/11/04	\$164,229	RELATED PARTY, FRIEND, OR NEIGHBOR
11	349130	0212	4/14/05	\$299,500	TEARDOWN SALE
11	349130	0235	7/21/05	\$436,000	UNFINISHED AREA>0
11	417210	0060	7/5/06	\$429,950	RELOCATION - SALE TO SERVICE
11	424040	0160	4/13/06	\$502,000	DATA DOES NOT MATCH SALE
11	424040	0160	5/24/05	\$413,180	IMP CHARACTERISTICS CHANGED SINCE SALE
11	430570	0015	6/16/05	\$400,000	UNFINISHED AREA>0
11	430570	0115	6/24/05	\$520,000	DATA DOES NOT MATCH SALE
11	430570	0115	6/22/04	\$245,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	530910	0866	3/22/05	\$321,000	TEARDOWN SALE
11	530910	0920	1/12/06	\$295,000	NON REPRESENTATIVE SALE
11	530910	1345	8/23/04	\$225,000	DIAGNOSTIC OUTLIER
11	544530	0030	10/12/06	\$618,000	DATA DOES NOT MATCH SALE
11	544530	0030	5/17/06	\$430,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	672870	0005	12/30/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	672870	0225	10/24/06	\$400,000	DATA DOES NOT MATCH SALE
11	751900	0275	7/15/04	\$296,000	ACTIVE PERMIT BEFORE SALE>25K
11	751900	0625	12/23/05	\$160,000	NON REPRESENTATIVE SALE
11	751900	0670	3/24/06	\$481,000	UNFINISHED AREA>0
11	751900	0947	7/25/06	\$517,000	UNFINISHED AREA>0
11	751900	1025	7/22/04	\$150,000	DOR RATIO
11	751900	1065	9/28/05	\$381,000	TEARDOWN SALE
11	751900	1165	12/22/06	\$129,500	RELATED PARTY, FRIEND, OR NEIGHBOR
11	751900	2135	7/20/04	\$250,000	TEARDOWN SALE
11	751900	2510	4/6/05	\$265,000	DOR RATIO
11	751900	2510	1/7/04	\$127,000	NON REPRESENTATIVE SALE
11	751900	2515	1/7/04	\$280,000	DIAGNOSTIC OUTLIER
11	758920	0191	3/30/06	\$615,000	DATA DOES NOT MATCH SALE
11	758920	0191	3/14/05	\$379,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	758920	0195	9/20/06	\$505,000	DATA DOES NOT MATCH SALE
11	758920	0195	4/26/06	\$379,950	IMP CHARACTERISTICS CHANGED SINCE SALE
11	758970	0055	8/30/05	\$230,000	DIAGNOSTIC OUTLIER
11	758970	0074	5/20/06	\$171,700	PARTIAL INTEREST
11	937630	0595	11/29/05	\$355,000	UNFINISHED AREA>0
11	937630	0705	12/8/05	\$395,000	DATA DOES NOT MATCH SALE
11	937630	1140	10/4/04	\$225,000	TEARDOWN SALE
11	937630	1140	7/13/04	\$200,000	TEARDOWN SALE
11	937630	2145	9/16/04	\$250,000	TEARDOWN SALE
11	937630	2340	2/25/04	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr